201 EL CAMINO REAL & 612 CAMBRIDGE AVENUE

MENLO PARK, CA 94025

DRAWING INDEX

Chapter 5 Area and Construction Type Analysis:
Mixed use, Separated Occupancy Building per CBC 508.4

Occupancies: B, M, R-2, S-2.
Construction Type: VA
Permitted Height, Stories & Area by Occupancy Type for Buildings with S Increase for Area (SM):

Height: B,M,S 50'
R-2 60'
Stories: B 3
M 3
R-2 3
S 4
Area: B 54,000
M 42,000
R-2 36,000
S-2 63,000
Proposed Building Height: 38'
Proposed Stories
B 1
M 1
R-2 3
Proposed Area, First Floor:
B 3,000
M 4,484
R-2 1,215
Total: 9,025
Proposed Area, Second Floor:
R-2 8,538
Proposed Area, Third Floor:
R-2 7,741

For each story area,
Aggregated sum of the Ratios:

1st: $\frac{3,000}{54,000} + \frac{4,484}{42,000} + \frac{1,215}{36,000} = 0.198 < 1.0$

2nd: $\frac{8,538}{36,000} = 0.233 < 1.0$

3rd: $\frac{7,741}{36,000} = 0.215 < 1.0$

For Total Building Area,
Aggregated sum of the Ratios: 0.664 < 2.0

Per Section 506.1.3, Basements need not be included in the total allowable floor area of a Building provided the total area of such basements does not exceed the area permitted for a one-story above grade plan building.

Proposed Area, Basement Level 1:
[illegible] 13,944
Proposed Area, Basement Level 2:
S-2 13,944
Total Basement Area: 27,888 > 63,000

Parking Calculations:

Pure Floor Area by use:

1st Floor			2nd Floor			3rd Floor		
Residential	393.1		Residential	8,646.6	sf	Residential	7,179.0	sf
Retail	5,875.6	sf						
Restaurant	1,200.0	sf						

Total Pure Square Footage by use:			Percentage of Pure Floor Area:
Pure Res SF	16,218.7	sf	69.63%
Pure Retail SF	5,875.6	sf	25.22%
Pure Restaurant	1,200.0	sf	5.15%
Total Pure SF	23,294.3	sf	

Shared Common Area, including Staircase 1, Elevator, Common Circulation and Common Lobby

Shared Common	841.6	sf

Allocation of Shared Common Area as a Percentage of Pure Floor Area

Residential	586.0	sf
Retail	212.3	sf
Restaurant	43.4	sf

Total area for parking calculation, Pure floor area plus allocation of common area.

Use:			Ratio:	Required Parking:		
Retail	6,087.9	sf	4/1000	24.35		
Restaurant	1,243.4	sf	6/1000	7.46		
				31.81	Rounded up ->	32.0
Residential	12	Units	1.85/Unit	22.20	Rounded up ->	23.0
612 Cambridge	2	Townhomes	2 per unit	4.00	Rounded up ->	4.0
					Required Parking:	**59.0**

Planning Permit #: PLN2018-00061

APN/Parcel ID: 071-413-200, 370, 380

General Notes:
The project is subject to the California Building Standards Code at the time of Building permit application.
The project is subject to the California Green Building Standards Code (Cal Green) in effect at the time of Building permit submittal and any local amendments to the Code. Other forms of green building checklist will not be accepted in-lieu of the Cal Green requirements.
All deferred submittals other than trusses are to be approved by the Building Official prior to Building Permit application.

MEP Notes:
All sanitary sewer lines shall have a slope of 2% unless otherwise approved by the Building Official.
All sanitary sewer lines will gravity feed to the sewer mains in the public right of way unless otherwise approved by the Building Official.
HVAC equipment Shall not exceed the threshold levels as established in Chapter 8.06 of the City of Menlo Park Municipal Code.
Do not run condensate water run into the storm drain systems.

201 El Camino Real, Menlo Park, CA

Zoning Analysis

Zoning: 201 El Camino Real ECR SW
Site Area: 17,302 sf*
Proposed Use: Retail, Restaurant, Residential

PERMITTED DEVELOPMENT INTENSITY					PROPOSED INTENSITY		
	BASE ZONING		PERMITTED WITH PUBLIC BENEFIT		PROPOSED CONSTRUCTION:		
					Proposed Gross Floor Area:	25,282.5	s.f.
Max FAR for all Uses:	1.1		1.5		Proposed Total FAR:	1.46	<1.5
Permitted Floor Area:	19,032.2	s.f.	25,953.0	s.f.	Proposed Res. Units:	12	Units
					Proposed Density:	30.00	Units/acre
					Proposed Floor Areas:		
					Restaurant:	1,200.0	s.f.
Permitted Density:	25	Units/acre	40	Units/acre	Retail:	5,875.6	s.f.
# Res. Units:	9	Units	15	Units	Common Circulation:	841.6	s.f.
					Residential Floor Area:	17,365.3	s.f.
BMR Housing:							
BMR requirement:	1 or in-lieu fee		1.5		BMR Units Proposed:	2	Units

* The lot area of the R-3 zoned 612 Cambridge parcel is not included in the lot area for these calculations.
** Residential Floor Area includes floor area on all three levels.

Setbacks:	Front	7'	Front	7'
	Right Side	5'	Right Side	5'
	Left Side	7'	Left Side	7'
	Rear:	20'	Rear:	20'
Height Limit:	Building height	38'	Building height:	38'
	Parapet height	42'	Parapet Height:	39'-5.25"
	Elevator/ Stairs	52'	Elevator/ Stairs	46'-2.5"

Open Space Minimum:	30%		Private Open Space	1,457.6	s.f.
			Common Open Space	6,599.9	s.f.
Minimum Required	5,190.6	s.f.	Total Provided:	8,057.5	s.f.

Required Vehicle Parking:
Refer to Parking Calculation table on this sheet for a detailed analysis of required parking for each use.
Total parking required: 59 Cars

Proposed Vehicle Parking:
Level 1: 21 cars, standard stalls
Level 2: 10 cars, standard stalls
Level 2: 28 cars, stacker units
Total: 59
*Includes Common Circulation area allocated as a percentage by use

ADA Parking Required:
Commercial: 2 Spaces Required
1 Van Accessible
1 Standard Accessible
Residential: 1 Space Required:
1 Van Accessible

EV Charging Station Requirements:
Of Commercial Parking, 32 Space:
EVSE Installed (10%) 4 Required
EV Spaces Ready (15%) 5 Required

Residential: 1 EV Space per unit. 14 Total Required
Of which 15% to be EVCS Installed: 3 Required
Balance of EV Spaces Ready: 11 required

Required Bike Parking:			Req.
Restaurant	Long Term; 1 per 12,000 sf:	(min. 2)	2
	Short Term; 1 per 2,000 sf:	(min. 2)	6
Retail	Long Term; 1 per 12,000 sf	(min. 2)	2
	Short Term; 1 per 5,000 sf:	(min. 2)	2
Residential, Multi Family:	Long Term; 1 per unit:		14
	Short Term; 1 per 10 units:		2

Total Required	Total Proposed
18 Long Term	18 Long Term
10 Short Term	20 Short Term

612 Cambridge Ave, Menlo Park, CA

Zoning Analysis

Zoning: 612 Cambridge R-3
Site Area: 7923 sf
Proposed Used: 2 Residential Townhomes

PERMITTED DEVELOPMENT INTENSITY			PROPOSED INTENSITY		
Max Density:	2	units	Proposed Density:	2	units
Maximum FAR	0.45		Proposed FAR	0.450	
Maximum Floor Area:	3,565	sf	Proposed Floor Area:	3,564.0	44.98%
Maximum Lot Coverage	2,377	sf	Proposed Lot Coverage	2,211.8	27.92%
Min. Required Open Space:	3,962	sf	Open Space Provided:	5,711	72.08%
Maximum Height:	35	ft	Proposed Height:	25' - 6"	
Parking requirement:	2	Per Unit			
Total Parking Required:	4		Parking provided:	4	***

***Townhouse parking provided in garage at 201 El Camino Real

VICINITY MAP

PROJECT TEAM

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10710 Ridgeview Ave.
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GENERAL CONTRACTOR:
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Phone:
Mobile:
Email:

OWNER:
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Atherton, CA 94027
Phone:
Mobile: (202) 550-0045
Email: yihanhu@stanford.edu

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Menlo Park Fire Protection District
Fire Prevention Bureau
170 Middlefield Road
Menlo Park, CA 94025
Website: www.menlofire.org

Date: February 26, 2020

Applicant: HuHan Two LLC
Name: Yihan Hu
Phone: (650) 504-5368

Project: New Mixed-Use Building & Two New SFD's
Address: 201 ECR & 612 Partridge Ave
City: Menlo Park

Accepted _X_ W/Conditions — Fire PC #: MPR20-0091

Reviewed by: Stuart Blakesley (650) 688-8425 — Scope: Planning-Site Review

Proposed is construction of a new Commercial mixed-use building. The application shows a El Camino Real address for this building however the Fire Marshal shall require this address (currently 201 El Camino Real) be changed to a Partridge Ave address. The project is to comply with the 2016 CA Building / Fire Codes and local amendments. The following plan review comments are applicable to this submittal:

Access:
Fire Apparatus Access is to be provided along Partridge Ave these to meet public access for covered and open parking. Aerial Ladder Access to be established along Partridge Ave where overhead electrical wiring is not located, The aerial ladder placement shall meet the prescriptive distance requirements outlined in CFC Appendix D105. The following are general Access requirements that apply to subject project:

1. **Overhead Electrical Obstruction – Overhead Electrical Utility power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.**
2. Fire apparatus roadways, including public and private streets and in some cases driveways used for vehicle access, shall be capable of supporting the imposed weight of a 75,000 pound (34,050 kg) fire apparatus and shall be provided with an all weather driving surface. Only paved or concrete surfaces are considered to be all weather driving surfaces. CFC 2016, Appendix D.
3. NOTE ON FIELD PLAN: All curbing located within the complex that has not been assigned as onsite parking shall be designated as "No Parking Fire Lane". All fire lanes to comply with MPFD standard for "Designation and Marking of Fire Lane"; since there are only two points of access to the complex "Entrance Sign B" may be used at each point of access to complex. Provide a complete no parking-fire lane stripping plan with no parking signage in accordance to MPFD standard on subsequent submittal:
   a. Roadway width for project illustrated at __ feet and shall require curb stripping with no parking signage as per MPFD Standard.
   b. Required no parking signage installed at an approved location at entrances.
4. NOTE ON FIELD PLAN: Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site:

   a. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2016.
5. For buildings 30 feet (9144 mm) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of 26 feet (7925 mm) in width, and shall be positioned parallel to at least one entire side of the building, and the fire lane shall be located within a minimum of 15feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building. CFC 2016, Appendix D105:
   a. Fire District staging areas to be located along Partridge Ave.
6. Traffic Opticom Signal Preemption System required for all traffic intersections controlled with a traffic signal. An encroachment permit shall accompany these installations.

Water Supply:
1. Applicant to provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2016, Sec. 507.5.1 Appendix B Section 105.2 & Table 105.1
2. The fire flow requirements for this project is calculated as follows:
   a. Type VA Construction for 1st, 2nd & 3rd Levels equaling 34,603 square feet, Type 1A Construction for two sublevel parking garage equaling 27,888 square feet. Total building area equals 62,491 square feet. The construction percentage for Type VA Construction portion totals 55.3% and the construction percentage for Type IA Construction portion totals 44.6%. The adjusted fire flow for this building is established at 3,706 gpm at a residual pressure at 20psi, at a flow duration of 3 hours.
   b. The MPFD Fire Marshal may permit a reduction of the fire flow but at no time that reduction shall not exceed **50%.** The applicant shall request in writing any reduction request in writing submitted to and approved by MPFD Fire Marshal. Fire Flow to meet CFC Section 507 and Appendix B. Building Fire Flow criteria.
3. A Public hydrant is required at a minimum of 300 foot distance from hydrant to hydrant. Two new public fire hydrants shall be required for this project. All hydrants to comply to the following:
   a. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2" (114.3 mm) and 2-2 1/2" (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1 Appendix C
   b. Provide one new public fire hydrant near column lines 8/C on El Camino Real, and the second public fire hydrant at column lines 1/G on Cambridge Ave West of the underground parking ramp.
4. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.

Two New SFD's proposed as Partridge:
1. Install a NFPA 13-D fire sprinkler system in each new residential unit with attached garage. Each unit shall have its own separate fire sprinkler permit submittal. A separate plan review fee will be collected upon review of these plans. Automatic fire sprinkler protection shall be designed as follows:
   a. Less than 3,600 sq. ft. = 2 Head Calculation
   b. 3,600 sq. ft. or larger = 4 Head Calculation
   c. Fire sprinkler system to comply with Menlo Park Fire Protection District Standards.
2. Residential fire sprinkler shall have an interior alarm on each level, activated by the flow switch that is audible in all sleeping areas.
3. Fire flow data from the water purveyor shall be provided at time of deferred submittal for the fire suppression system.
4. Install smoke detectors in each sleeping area, the area outside sleeping areas and on each level of the house *(2019 CBC 907.2.11.2).* Install carbon monoxide detector outside the sleeping areas and on each level of the house *(2019 CBC Sec. 420).* Smoke and carbon monoxide detectors shall be inter-connected

for alarm.
5. The applicant shall provide at least 4 inch tall with ½ inch stroke illuminated address numbers on a monument located in front of the property. The address shall be visible from the street and contrasting to its background. The applicant shall also provide at least 4 inch tall with ½ inch stroke illuminated address numbers on each individual residence:
   a. Addresses for the two new SFD's shall be positioned on Cambridge Ave fronting subject property.
6. Approved plans and approval letter must be on site at the time of inspection.
7. Final acceptance of this project is subject to field inspection.

Commercial mixed use Building:
2. An approved Combination Fire Sprinkler/Class I Standpipe System shall be installed throughout this structure. Systems in new office buildings shall include a safety factor in the piping system, and plugged branch line piping allowing for future modifications. In new office mercantile building shall the sprinkler system shall be designed to .18 gpm/ 3,000 square foot of coverage area plus hose stream allowance. In new garage area the automatic fire sprinkler system shall be designed to .18 gpm/ 3,000 square feet of coverage area plus hose stream allowance. The design density for that area of the parking garage where car stackers are to be installed shall be increased beyond the .18gpm/3000 square feet in area. The residential units fire sprinkler system shall be designed to .15gpm/1500 square feet in area plus hose stream allowance. Fire sprinkler system to comply with NFPA 13 2016 edition and Menlo Park Fire Protection District Standards. A separate plan review fee will be collected upon review of these plans:
   a. Each floor level shall have a dedicated sprinkler riser assembly installed enabling fire department personnel direct access. The buildings 1st 2nd sublevels and 1st, 2nd, & 3rd floors sprinkler riser assembly to be located in stairwell #1. A 2-1/2" Standpipe Outlet required in stairwell #3.
   b. The Standpipe Outlet shall be located on main floor landing and shall reach all portions of the floor served at a 200 foot distance from the Outlet.
   c. Roof access shall be located at the top of stairwell #1 and have a two standpipe outlets, and most remote standpipe shall be calculated at 500gpm, Include in fire flow calculation.
3. An approved fire alarm system is required. A minimum of two sets of plans, specifications and other information pertinent to the system must be submitted to the Menlo Park Fire Protection District for review and approval prior to installation. A separate plan review fee will be collected upon review of these plans:
   a. The Fire alarm system shall be a waterflow monitoring system, and a single notification device shall be installed in each business located on the ground level, with additional notification devices for the upstairs common areas.
   b. Fire alarm systems shall be U.L. Certificated, Certificate of Completion and other documentation listed the National Fire Alarm Code shall be provided for all new fire alarm system installations.
4. A wet chemical extinguisher shall be provided for protection of all commercial cooking equipment and the Type I Hood Exhaust System in conjunction with UL 300 (wet) pre-engineered systems and shall be installed within 30 feet (9,144 mm) of commercial food heat-processing equipment, as measured along an unobstructed path of travel:
   a. Automatic fire extinguishing systems protecting commercial cooking equipment shall be interconnected to the fuel and electrical supply for the cooking operation, and arranged to automatically shut off all gas and electric equipment under the hood when the system is actuated. Shutoff valves or switches shall be of a type that require manual operation to reset. Automatic fire extinguishing systems shall be connected to the fire alarm system and zoned accordingly. Deep Fat Fryer require a Type K Extinguisher.
5. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Individual suite numbers shall be permanently posted on the main entrance doors of tenant spaces. If rear outside doors to tenant spaces are installed, they shall include the installation of

numerical address numbers corresponding to front addressing. Numbers on new occupancies shall comply with the following:
   a. Structures up to 50 feet (15240 mm) in height shall have addresses with a min. 1 inch (25.4 mm) stroke wide by min. 8 inches (203.2 mm) high.
   b. Addresses for the two new SFD's shall be positioned on Cambridge Ave.
6. **Address markers.** All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. Permanent addresses on new construction and substantial remodels shall be internally or externally illumined from dusk to dawn. Addresses shall be posted at the beginning of construction and shall be maintained thereafter. The address shall be visible and legible from the road on which the address is located. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction:
   a. **El Camino Real address shall be changed to a Partridge Ave address.**
7. **CFC Section 510, Emergency Responder Radio Coverage.** When required by the fire code official, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems within MPFD at the exterior of the building. This section shall not require improvements of the existing public safety communication systems.
   Exceptions:
   a. Where it is determined by the fire code official that the radio coverage system is not needed. MPFD requires a construction permit for the installation or modification to emergency responder radio coverage system as provisioned in CFC Section 105.7.5. A separate plan review fee will be collected upon review of these plans.
8. Elevators shall conform to the provisions of listed in Section 607 of the CFC 2016. At least one elevator shall be of a size that will accommodate one gurney (max 24 inches by 84 inches [610 mm by 2134 mm]) and three attendants.
9. Provide an emergency power disconnect (EPO) at the building main entrance actuated by a "Knox Key Switch", location of the EPO to be positioned adjacent to the required Knox Box.
10. A minimum 2A 10BC rated fire extinguisher shall be located at or near exits and shall be placed so that the travel distance to a fire extinguisher shall not to exceed 75 feet. Verify with Fire Inspector at time of rough inspection to assist with placement of extinguisher(s).
11. Exit signs, emergency lighting, address posting, fire lane, marking, fire extinguishers and Knox Box location to be field verified by Fire Inspector.
12. Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter Ten:
   a. Exit door at the bottom of stairwell #2 shall open in the direction of egress travel.
13. The single man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door accessing riser stating- "Riser Room" or agreed upon language.
14. Approved plans and approval letter must be on site at the time of inspection.
15. Final acceptance of this project is subject to field inspection.

Nothing in this review is intended to authorize or approve any aspects of the design or installation which do not strictly comply with all applicable codes and standards. Menlo Park Fire Protection District is not responsible for inadvertent errors or omissions pertaining to his review and/or subsequent field inspection(s) i.e., additional comments may be added during subsequent drawing review or field inspection. Please call with any questions.

1 CONDITIONS OF APPROVAL - FIRE
1/4" = 1'-0"

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DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE: CONDITIONS OF APPROVAL

SHEET NUMBER: A-0.1a

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

EID ARCHITECTS

EXISTING NEIGHBORHOOD HOUSE - 776 CAMBRIDGE | 9.

EXISTING NEIGHBORHOOD HOUSE - 730/ 724 CAMBRIDGE | 6.

EXISTING NEIGHBORHOOD HOUSE - 680 CAMBRIDGE | 3.

EXISTING NEIGHBORHOOD HOUSE - 649/ 665 CAMBRIDGE | 8.

EXISTING NEIGHBORHOOD HOUSE - 715 CAMBRIDGE | 5.

EXISTING NEIGHBORHOOD HOUSE - 739 CAMBRIDGE | 2.

EXISTING NEIGHBORHOOD HOUSE - 628/ 626/ 612 CAMBRIDGE | 7.

EXISTING NEIGHBORHOOD COMMERCIAL - 145 EL CAMINO | 4.

EXISTING NEIGHBORHOOD - 605 CAMBRIDGE | 1.

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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
EXISTING STREET VIEWS OF NEIGHBORHOOD

SHEET NUMBER
A-0.1b

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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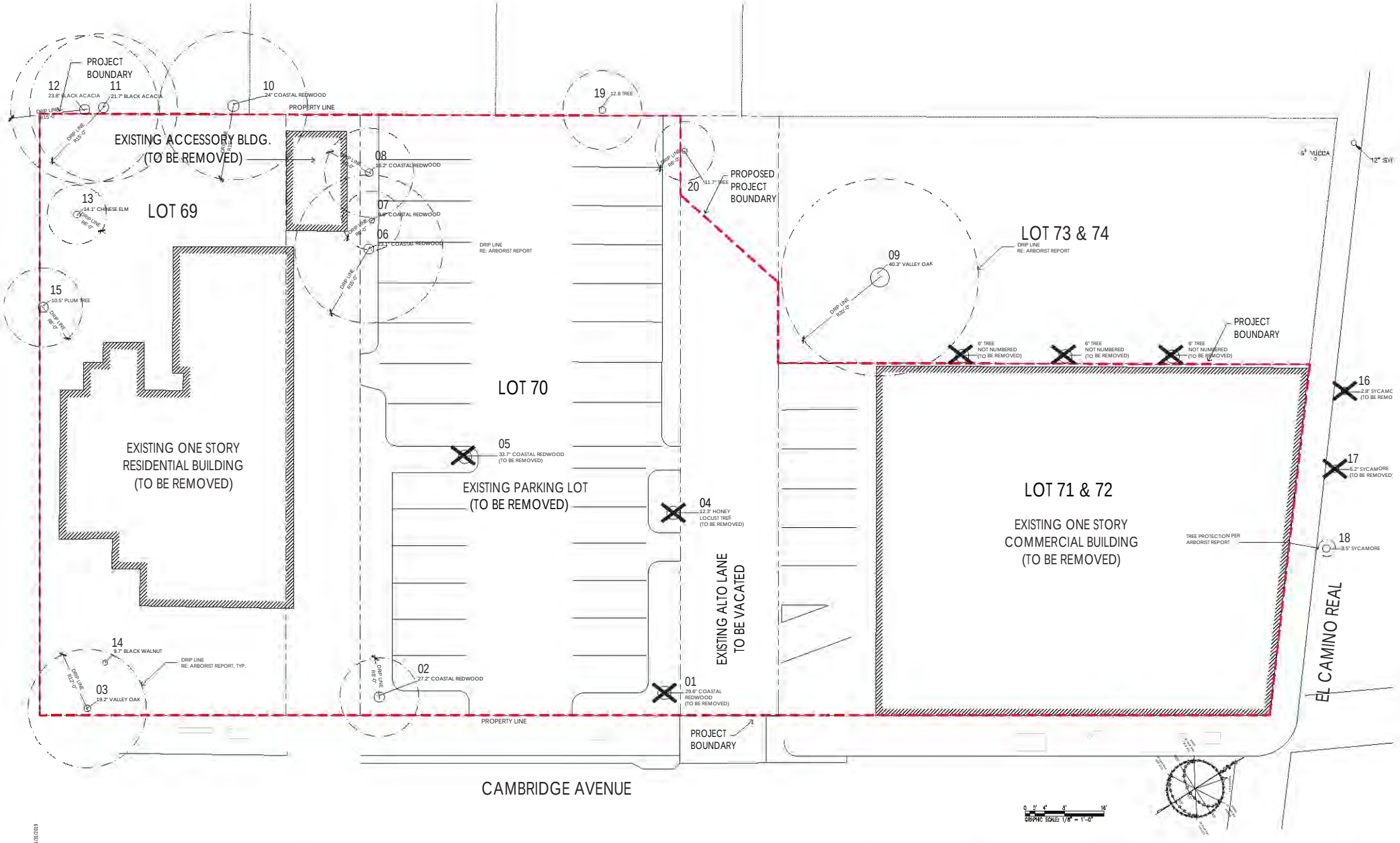

PRINT DATE: 1/31/2019

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
EXISTING/DEMO SITE PLAN

SHEET NUMBER
A-0.2a

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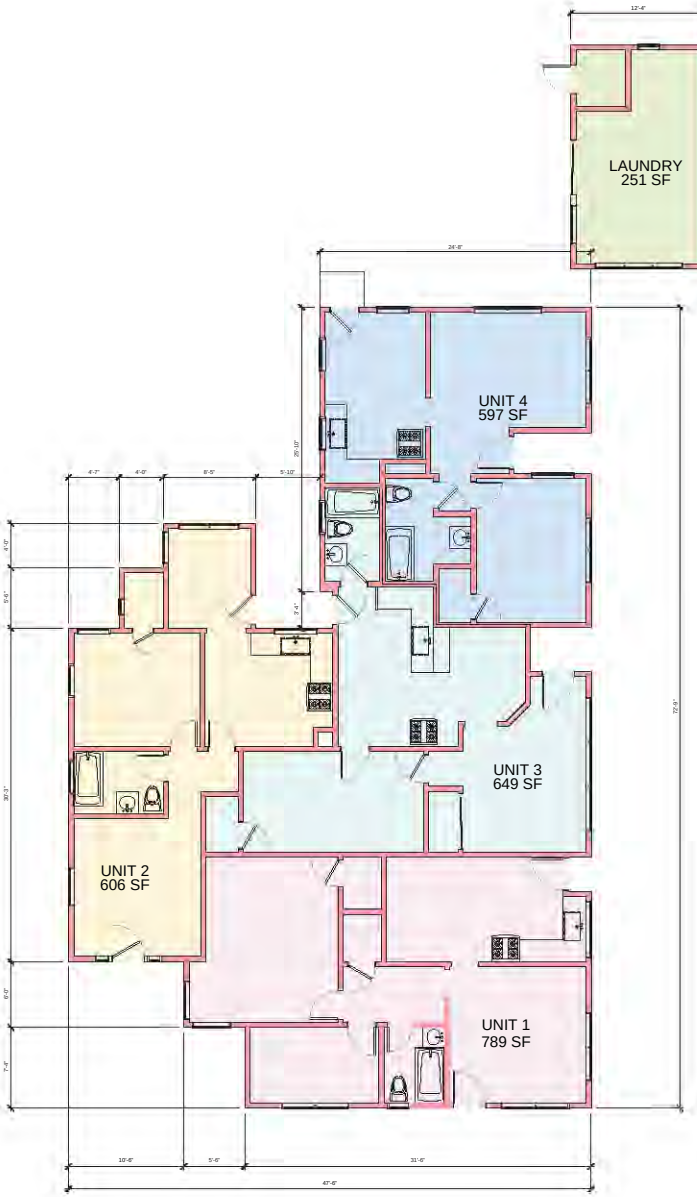

HEIGHT OF EXISTING
RESIDENTIAL STRUCTURE
13'-0"

612 Cambridge Avenue

Existing Square Footage

Main Residence	2653	sf
Unit 1	789	sf
Unit 2	606	sf
Unit 3	649	sf
Unit 4	597	sf
Laundry	251	sf

GRAPHIC SCALE: 3/16"=1'-0"

PRINT DATE: 1/31/2019

DATE
09/11/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
EXISTINGFLOOR PLAN
612 CAMBRIDGE

SHEET NUMBER
A-0.2b

ENVIRONMENTAL INNOVATIONS IN DESIGN
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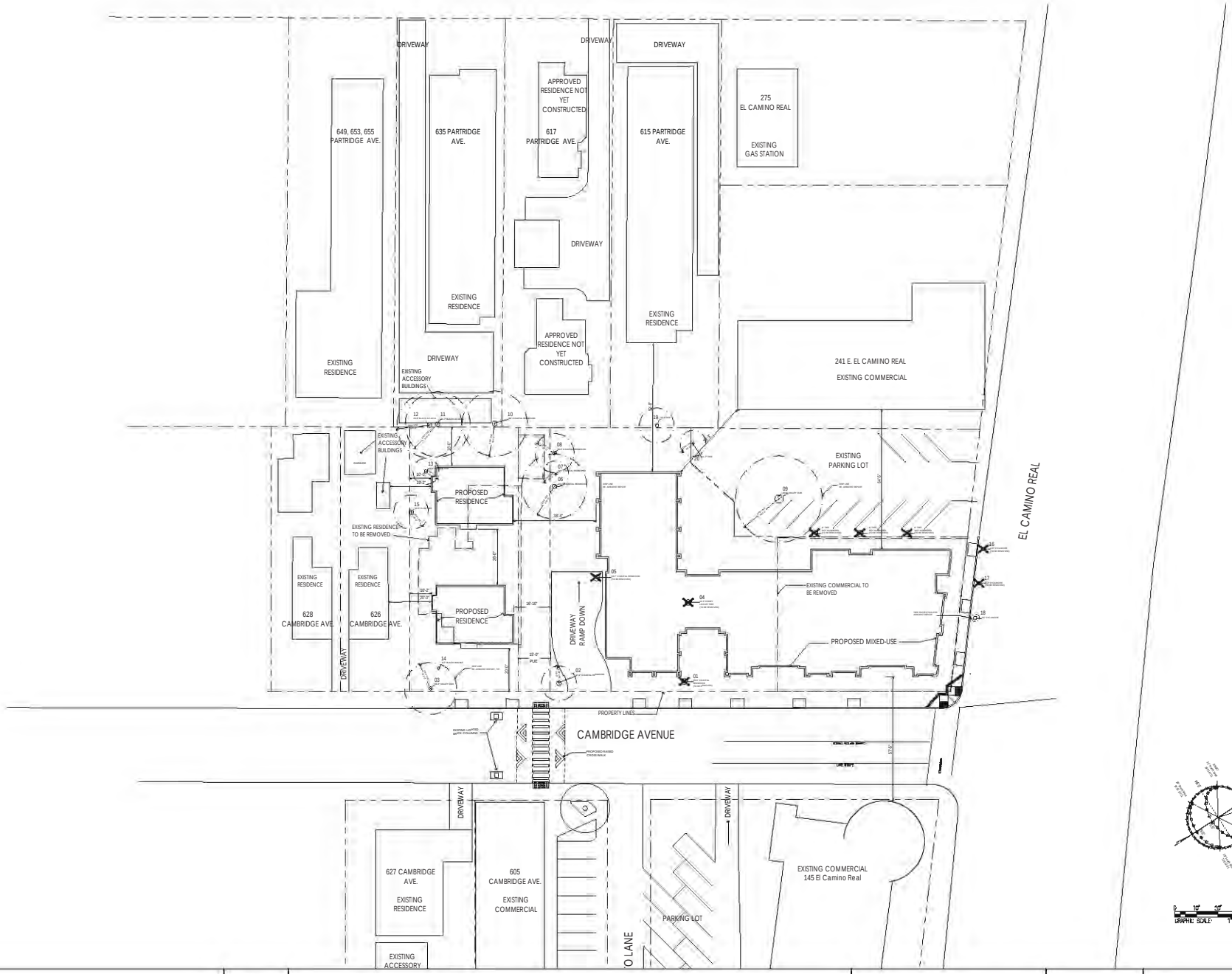

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08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

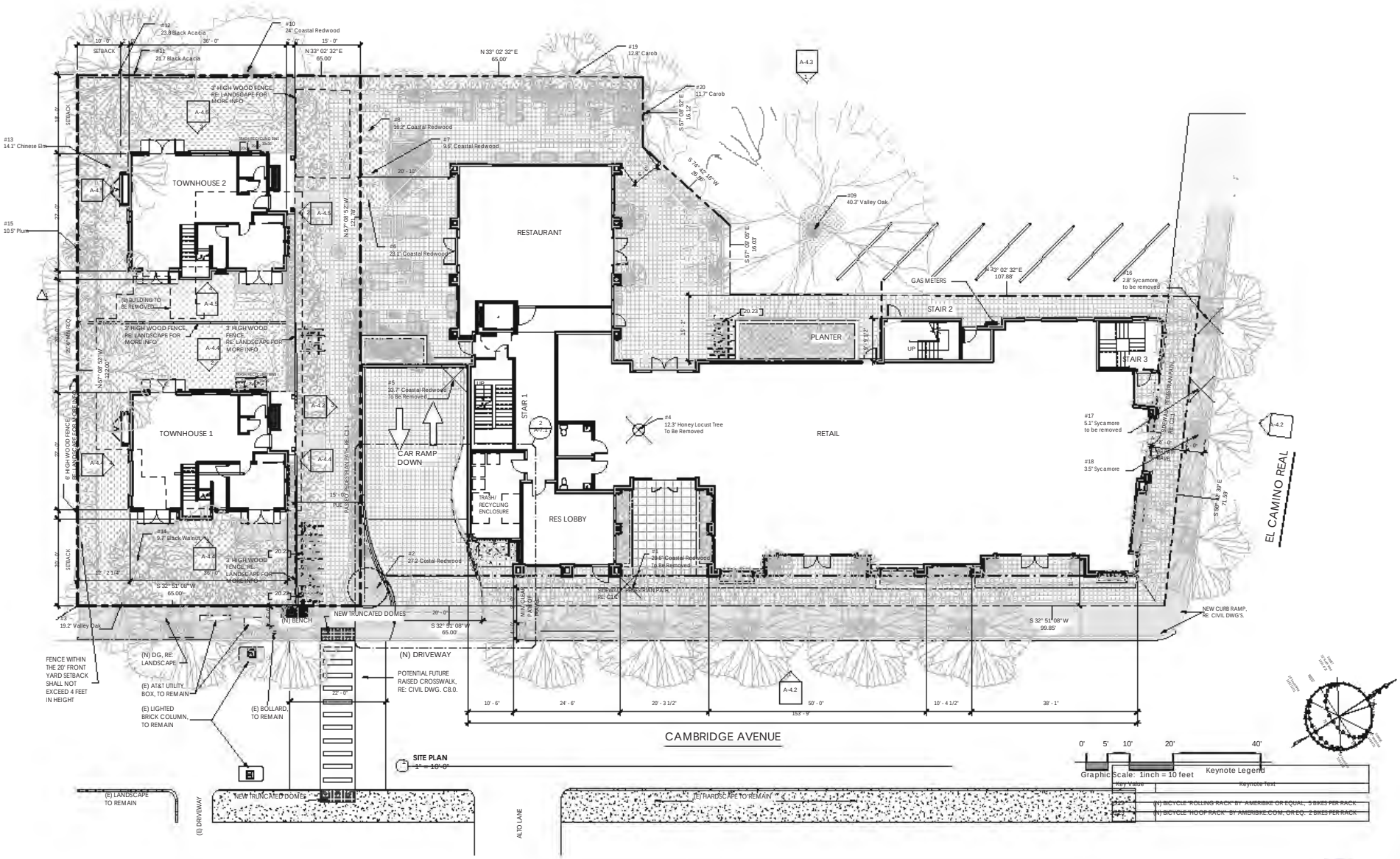
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
VICINITY SITE PLAN

SHEET NUMBER
A-1.0

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

PRINT DATE: 1/31/2019



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DATE
09/11/2020

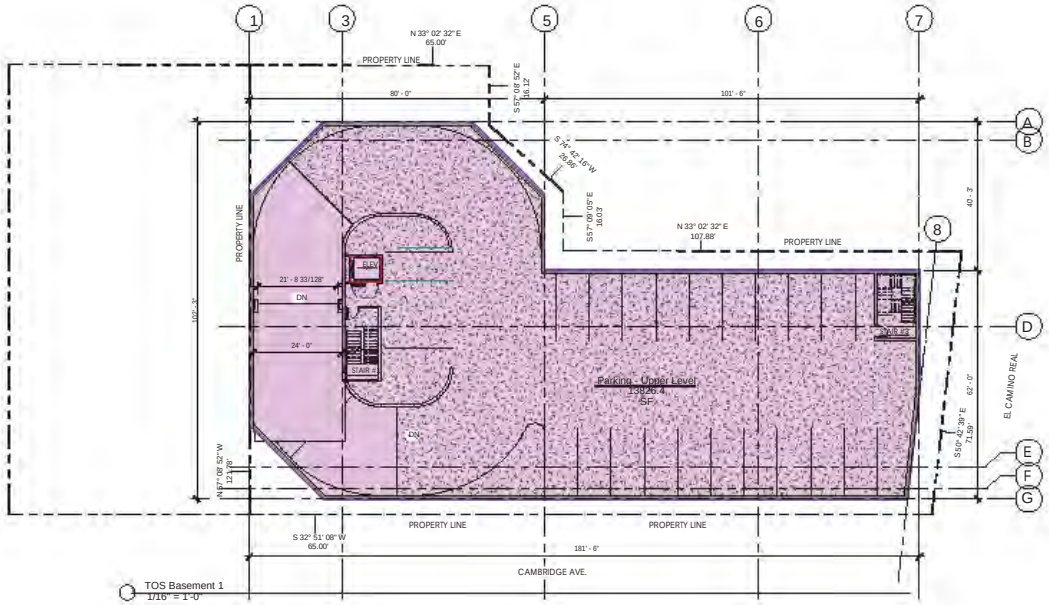
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A-1.1

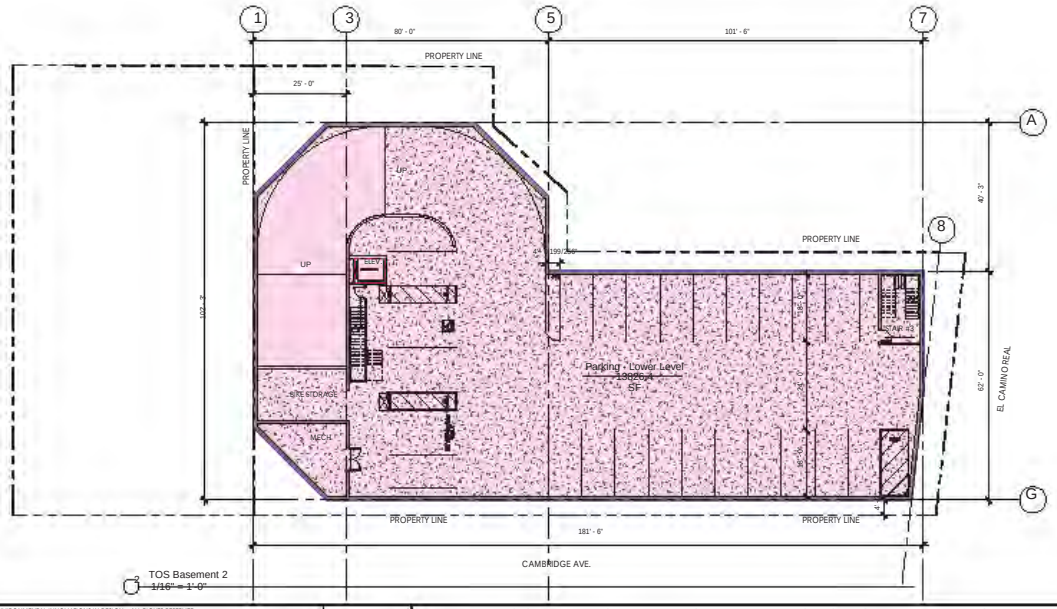
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



TOS Basement 1
1/16" = 1'-0"

Building Area Legend

Parking - Upper Level



TOS Basement 2
1/16" = 1'-0"

Building Area Legend

Parking - Lower Level

201 El Camino Real
Floor Area Calculation:

Parking	
TOS Basement 2	
Parking - Lower Level	13826.4 SF
TOS Basement 1	
Parking - Upper Level	13826.4 SF
TOSF 1st	
Stair 3, Com	178.6 SF
	27831.4 SF
Floor Area Total	27831.4 SF

0' 8' 16' 32' 64'

Graphic Scale: 1 /16 inch = 1 foot

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DATE
08/10/2020

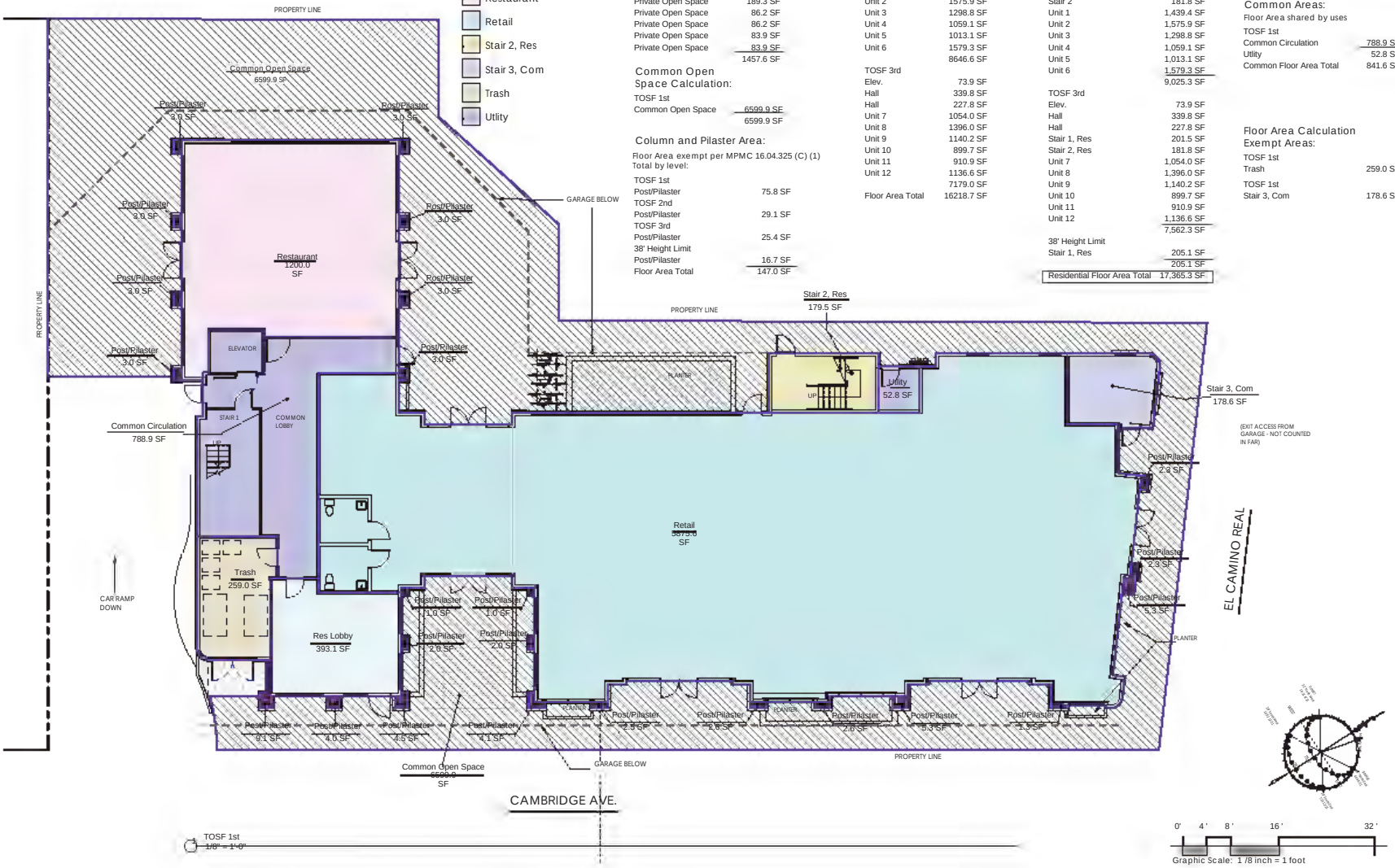
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
AREA PLAN - UNDERGROUND

SHEET NUMBER
A-1.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



Building Area Legend

- Common Circulation
- Common Open Space
- Post/Pilaster
- Res Lobby
- Restaurant
- Retail
- Stair 2, Res
- Stair 3, Com
- Trash
- Utlity

Open Space Calculation:

TOSF 2nd	
Private Open Space	83.0 SF
Private Open Space	83.3 SF
Private Open Space	83.2 SF
Private Open Space	83.2 SF
Private Open Space	82.7 SF
Private Open Space	93.7 SF
TOSF 3rd	
Private Open Space	419.0 SF
Private Open Space	189.3 SF
Private Open Space	86.2 SF
Private Open Space	86.2 SF
Private Open Space	83.9 SF
Private Open Space	83.9 SF
	1457.6 SF

Common Open Space Calculation:

TOSF 1st	
Common Open Space	6599.9 SF
	6599.9 SF

Column and Pilaster Area:

Floor Area exempt per MPMC 16.04.325 (C) (1)
Total by level:

TOSF 1st	
Post/Pilaster	75.8 SF
TOSF 2nd	
Post/Pilaster	29.1 SF
TOSF 3rd	
Post/Pilaster	25.4 SF
38' Height Limit	
Post/Pilaster	16.7 SF
Floor Area Total	147.0 SF

Pure Residential Square Footage

Residential	
TOSF 1st	
Res Lobby	393.1 SF
	393.1 SF
TOSF 2nd	
Elev.	67.0 SF
Hall	386.2 SF
Hall	227.8 SF
Unit 1	1439.4 SF
Unit 2	1575.9 SF
Unit 3	1298.8 SF
Unit 4	1059.1 SF
Unit 5	1013.1 SF
Unit 6	1579.3 SF
	8646.6 SF
TOSF 3rd	
Elev.	73.9 SF
Hall	339.8 SF
Hall	227.8 SF
Unit 7	1054.0 SF
Unit 8	1396.0 SF
Unit 9	1140.2 SF
Unit 10	899.7 SF
Unit 11	910.9 SF
Unit 12	1136.6 SF
	7179.0 SF
Floor Area Total	16218.7 SF

Floor Area Calculation Residential Use Areas:

TOSF 1st	
Res Lobby	393.1 SF
Stair 2, Res	179.5 SF
	572.6 SF
TOSF 2nd	
Elev.	67.0 SF
Hall	386.2 SF
Hall	227.8 SF
Stair 1	196.9 SF
Stair 2	181.8 SF
Unit 1	1,439.4 SF
Unit 2	1,575.9 SF
Unit 3	1,298.8 SF
Unit 4	1,059.1 SF
Unit 5	1,013.1 SF
Unit 6	1,579.3 SF
	9,025.3 SF
TOSF 3rd	
Elev.	73.9 SF
Hall	339.8 SF
Hall	227.8 SF
Stair 1, Res	201.5 SF
Stair 2, Res	181.8 SF
Unit 7	1,054.0 SF
Unit 8	1,396.0 SF
Unit 9	1,140.2 SF
Unit 10	899.7 SF
Unit 11	910.9 SF
Unit 12	1,136.6 SF
	7,562.3 SF
38' Height Limit	
Stair 1, Res	205.1 SF
	205.1 SF
Residential Floor Area Total	17,365.3 SF

Floor Area Calculation Commercial Use Areas:

TOSF 1st	
Restaurant	1,200.0 SF
Retail	5,875.6 SF
Commercial Floor Area Total	7,075.6 SF

Floor Area Calculation Common Areas:

Floor Area shared by uses

TOSF 1st	
Common Circulation	788.9 SF
Utlity	52.8 SF
Common Floor Area Total	841.6 SF

Floor Area Calculation Exempt Areas:

TOSF 1st	
Trash	259.0 SF
TOSF 1st	
Stair 3, Com	178.6 SF

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DATE 08/10/2020

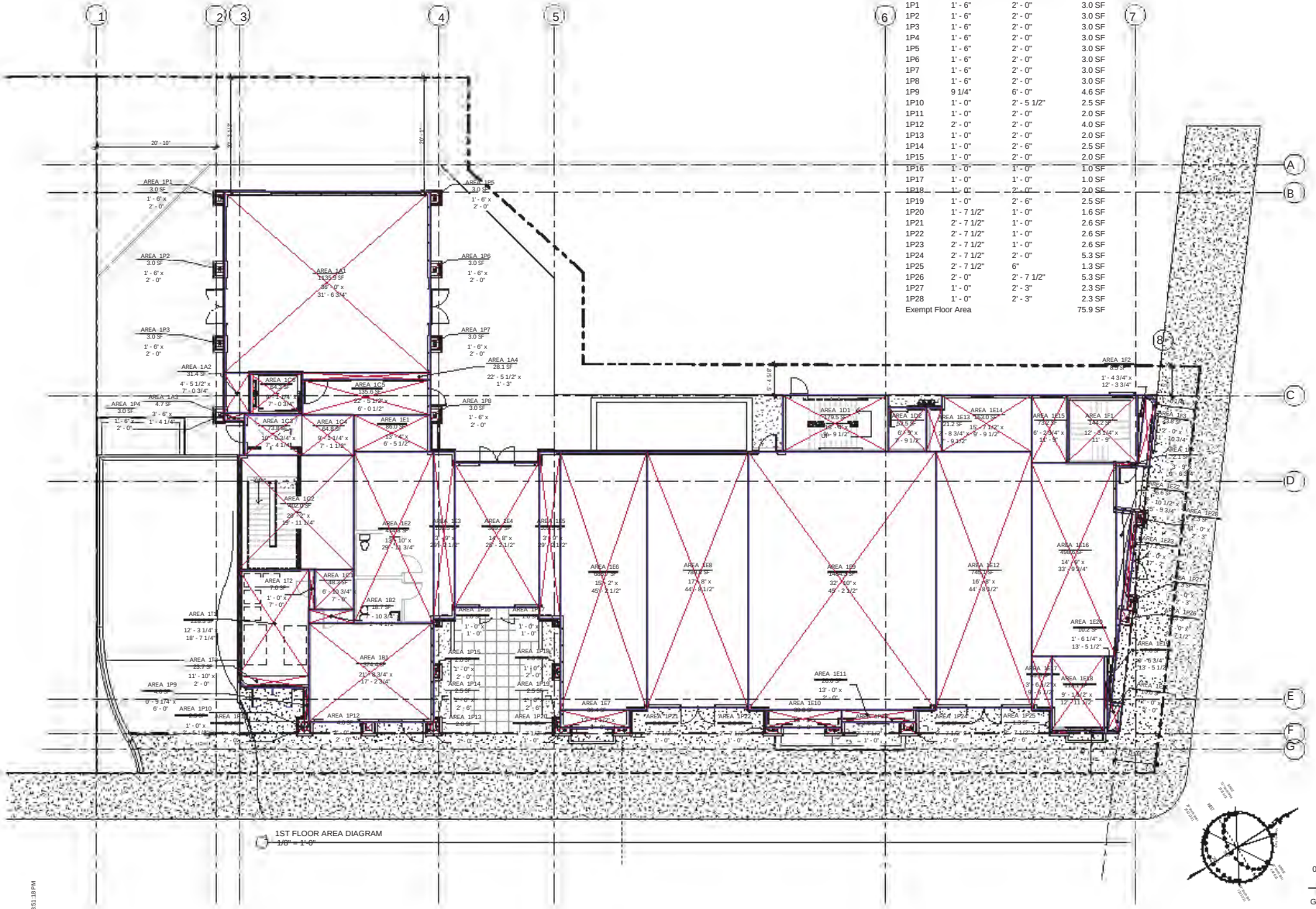
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE: AREA PLAN & COVERAGE - 1ST FLOOR

SHEET NUMBER: A-1.3a

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



1ST FLOOR AREA DIAGRAM
1/8" = 1'-0"

1ST Floor Exempt Floor Area

Area mark	Width	Length	Area
1P1	1' - 6"	2' - 0"	3.0 SF
1P2	1' - 6"	2' - 0"	3.0 SF
1P3	1' - 6"	2' - 0"	3.0 SF
1P4	1' - 6"	2' - 0"	3.0 SF
1P5	1' - 6"	2' - 0"	3.0 SF
1P6	1' - 6"	2' - 0"	3.0 SF
1P7	1' - 6"	2' - 0"	3.0 SF
1P8	1' - 6"	2' - 0"	3.0 SF
1P9	9 1/4"	6' - 0"	4.6 SF
1P10	1' - 0"	2' - 5 1/2"	2.5 SF
1P11	1' - 0"	2' - 0"	2.0 SF
1P12	2' - 0"	2' - 0"	4.0 SF
1P13	1' - 0"	2' - 0"	2.0 SF
1P14	1' - 0"	2' - 6"	2.5 SF
1P15	1' - 0"	2' - 0"	2.0 SF
1P16	1' - 0"	1' - 0"	1.0 SF
1P17	1' - 0"	1' - 0"	1.0 SF
1P18	1' - 0"	2' - 0"	2.0 SF
1P19	1' - 0"	2' - 6"	2.5 SF
1P20	1' - 7 1/2"	1' - 0"	1.6 SF
1P21	2' - 7 1/2"	1' - 0"	2.6 SF
1P22	2' - 7 1/2"	1' - 0"	2.6 SF
1P23	2' - 7 1/2"	1' - 0"	2.6 SF
1P24	2' - 7 1/2"	2' - 0"	5.3 SF
1P25	2' - 7 1/2"	6"	1.3 SF
1P26	2' - 0"	2' - 7 1/2"	5.3 SF
1P27	1' - 0"	2' - 3"	2.3 SF
1P28	1' - 0"	2' - 3"	2.3 SF
Exempt Floor Area			75.9 SF

1ST Floor Restaurant

Area mark	Width	Height	Area
1A1	36' - 0"		1,135.9 SF
1A2	4' - 5 3/8"		31.4 SF
1A3	3' - 6"		4.7 SF
1A4	22' - 5 3/8"		28.1 SF
Restaurant FAR			1,200.1 SF

1ST Floor Res Lobby

Area mark	Width	Height	Area
1B1	21' - 8 3/4"		374.4 SF
1B2	7' - 10 3/4"		18.7 SF
Res Lobby FAR			393.1 SF

1ST Floor Common Circulation

Area mark	Width	Height	Area
1C1	6' - 10 3/4"		48.3 SF
1C2	20' - 2"		402.0 SF
1C3	10' - 0 5/8"		73.8 SF
1C4	9' - 1 3/8"		64.8 SF
1C5	22' - 5 3/8"		135.6 SF
1C6	9' - 1 1/4"		64.3 SF
1st Floor Common Circulation FAR			788.9 SF

1ST Floor Stair 2, Res

Area mark	Width	Height	Area
1D1	18' - 4"		179.5 SF
1D2	6' - 8 7/8"		52.5 SF
Stair2, Res FAR			232.0 SF

1ST Floor Retail

	Width	Length	Area
1E1	13' - 4"	6' - 5 3/8"	86.0 SF
1E2	13' - 10"	29' - 11 3/4"	414.8 SF
1E3	3' - 9"	29' - 2 1/2"	109.5 SF
1E4	14' - 8"	25' - 2 1/2"	369.7 SF
1E5	3' - 9"	29' - 2 1/2"	109.5 SF
1E6	15' - 2"	45' - 2 1/2"	685.7 SF
1E7	12' - 1 1/2"	3' - 0"	36.4 SF
1E8	17' - 8"	44' - 8 1/2"	789.8 SF
1E9	32' - 10"	45' - 2 1/2"	1,484.3 SF
1E10	13' - 3"	3' - 0"	39.8 SF
1E11	13' - 0"	2' - 0"	26.0 SF
1E12	16' - 8"	44' - 8 1/2"	745.1 SF
1E13	2' - 8 5/8"	7' - 9 1/2"	21.2 SF
1E14	15' - 7 1/2"	9' - 9 1/2"	153.0 SF
1E15	6' - 2 3/4"	11' - 9"	73.2 SF
1E16	14' - 9"	33' - 9 5/8"	498.6 SF
1E17	3' - 6 1/2"	9' - 5 3/8"	33.5 SF
1E18	9' - 1 1/2"	12' - 11 3/8"	118.1 SF
1E19	6 3/4"	13' - 5 3/8"	7.6 SF
1E20	1' - 6 1/4"	13' - 5 3/8"	10.2 SF
1E21	2' - 0"	5' - 0"	10.0 SF
1E22	2' - 10 1/2"	25' - 5 3/4"	36.6 SF
1E23	1' - 0"	17' - 2"	17.2 SF
Retail FAR			5,875.8 SF

1ST Floor Stair 3, Com

Area mark	Width	Height	Area
1F1	12' - 3 1/4"		144.2 SF
1F2	1' - 4 5/8"		8.5 SF
1F3	2' - 0"		23.8 SF
1F4	3' - 9"		2.1 SF
Stair 3, Com FAR			178.6 SF

1ST Floor Trash

Area mark	Width	Height	Area
1T1	12' - 3 1/4"		228.3 SF
1T2	1' - 0"		7.0 SF
1T3	11' - 10"		23.7 SF
Trash Floor Area			259.0 SF

0' 4' 8' 16' 32'
Graphic Scale: 1 /8 inch = 1 foot

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201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
AREA POLYGON DIAGRAM - 1ST FLOOR

SHEET NUMBER
A-1.3b

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

Building Area Legend

- Elev.
- Hall
- Post/Pilaster
- Private Open Space
- Stair 1
- Stair 2
- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Unit 6

Open Space Calulation:

TOSF 2nd	
Private Open Space	83.0 SF
Private Open Space	83.3 SF
Private Open Space	83.2 SF
Private Open Space	83.2 SF
Private Open Space	82.7 SF
Private Open Space	93.7 SF
TOSF 3rd	
Private Open Space	419.0 SF
Private Open Space	189.3 SF
Private Open Space	86.2 SF
Private Open Space	86.2 SF
Private Open Space	83.9 SF
Private Open Space	83.9 SF
	1457.6 SF

Column and Pilaster Area:

Floor Area exempt per MPMC 16.04.325 (C) (1)

Total by level:	
TOSF 1st	
Post/Pilaster	75.8 SF
TOSF 2nd	
Post/Pilaster	29.1 SF
TOSF 3rd	
Post/Pilaster	25.4 SF
38' Height Limit	
Post/Pilaster	16.7 SF
Floor Area Total	147.0 SF

Floor Area Calculation Residential Use Areas:

TOSF 1st	
Res Lobby	393.1 SF
Stair 2, Res	179.5 SF
	572.6 SF
TOSF 2nd	
Elev.	67.0 SF
Hall	386.2 SF
Hall	227.8 SF
Stair 1	196.9 SF
Stair 2	181.8 SF
Unit 1	1,439.4 SF
Unit 2	1,575.9 SF
Unit 3	1,298.8 SF
Unit 4	1,059.1 SF
Unit 5	1,013.1 SF
Unit 6	1,579.3 SF
	9,025.3 SF
TOSF 3rd	
Elev.	73.9 SF
Hall	339.8 SF
Hall	227.8 SF
Stair 1, Res	201.5 SF
Stair 2, Res	181.8 SF
Unit 7	1,054.0 SF
Unit 8	1,396.0 SF
Unit 9	1,140.2 SF
Unit 10	899.7 SF
Unit 11	910.9 SF
Unit 12	1,136.6 SF
	7,562.3 SF
38' Height Limit	
Stair 1, Res	205.1 SF
	205.1 SF
Residential Floor Area Total	17,365.3 SF

Floor Area Calculation Comercial Use Areas:

TOSF 1st	
Restaurant	1,200.0 SF
Retail	5,875.6 SF
Commercial Floor Area Total	7,075.6 SF

Floor Area Calculation Common Areas:

Floor Area shaired by uses

TOSF 1st	
Common Circulation	788.9 SF
Utility	52.8 SF
Common Floor Area Total	841.6 SF

TOSF 2nd
1/8" = 1'-0"

0' 4' 8' 16' 32'

Graphic Scale: 1 /8 inch = 1 foot

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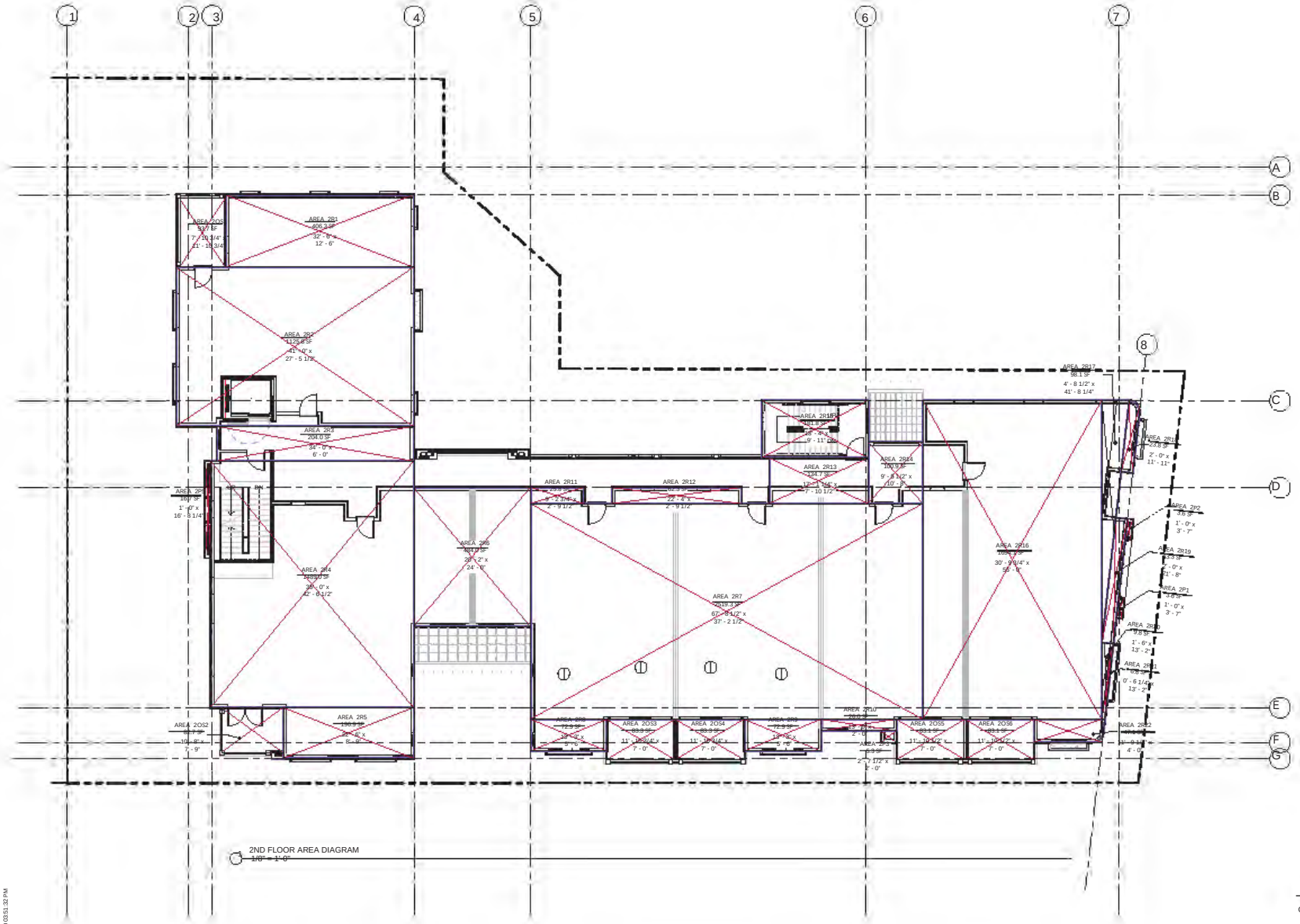
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE: AREA PLAN - 2ND FLOOR

SHEET NUMBER: A-1.4a

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



2ND FLOOR AREA DIAGRAM
1/8" = 1'-0"

2ND Floor Residential

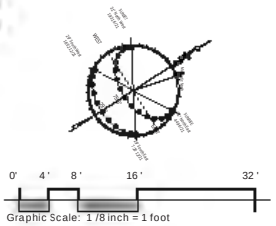
Area mark	Width	Length	Area
2R1	32' - 6"	12' - 6"	406.3 SF
2R2	41' - 0"	27' - 5 1/2"	1,125.8 SF
2R3	34' - 0"	6' - 0"	204.0 SF
2R4	35' - 0"	42' - 6 1/2"	1,489.0 SF
2R5	22' - 6"	8' - 9"	196.9 SF
2R6	20' - 2"	24' - 0"	484.0 SF
2R7	67' - 8 1/2"	37' - 2 1/2"	2,519.3 SF
2R8	13' - 3"	5' - 6"	72.9 SF
2R9	13' - 3"	5' - 6"	72.9 SF
2R10	13' - 0"	2' - 0"	26.0 SF
2R11	9' - 2 3/4"	2' - 9 1/2"	25.8 SF
2R12	22' - 4"	2' - 9 1/2"	62.3 SF
2R13	17' - 1 1/4"	7' - 10 1/2"	134.7 SF
2R14	9' - 5 1/2"	10' - 8"	100.9 SF
2R15	18' - 4"	9' - 11"	181.8 SF
2R16	30' - 9 5/8"	55' - 0"	1,694.1 SF
2R17	4' - 8 1/2"	41' - 8 1/8"	98.1 SF
2R18	2' - 0"	11' - 11"	23.8 SF
2R19	2' - 0"	21' - 8"	43.3 SF
2R20	1' - 5 7/8"	13' - 1 7/8"	9.8 SF
2R21	6 1/4"	13' - 1 7/8"	6.8 SF
2R22	11' - 9 1/4"	4' - 0"	47.1 SF
Residential FAR			9,025.5 SF

2ND Floor Open Space

Area mark	Width	Length	Area
2OS1	7' - 10 5/8"	11' - 10 5/8"	93.7 SF
2OS2	10' - 8"	7' - 9"	82.7 SF
2OS3	11' - 10 3/4"	7' - 0"	83.3 SF
2OS4	11' - 10 3/4"	7' - 0"	83.3 SF
2OS5	11' - 10 1/2"	7' - 0"	83.1 SF
2OS6	11' - 10 1/2"	7' - 0"	83.1 SF
Private Open Space			509.2 SF

2ND Floor Exempt Floor Area

Area mark	Width	Length	Area
2P1	1' - 0"	3' - 7"	3.6 SF
2P2	1' - 0"	3' - 7"	3.6 SF
2P3	2' - 7 1/2"	2' - 0"	5.3 SF
2P5	1' - 0"	16' - 8 1/4"	16.7 SF
Exempt Floor Area			29.1 SF



Graphic Scale: 1 /8 inch = 1 foot

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201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
AREA POLYGON DIAGRAM - 2ND FLOOR

SHEET NUMBER
A-1.4b

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

Open Space Calulation:

TOSF 2nd	
Private Open Space	83.0 SF
Private Open Space	83.3 SF
Private Open Space	83.2 SF
Private Open Space	83.2 SF
Private Open Space	82.7 SF
Private Open Space	93.7 SF
TOSF 3rd	
Private Open Space	419.0 SF
Private Open Space	189.3 SF
Private Open Space	86.2 SF
Private Open Space	86.2 SF
Private Open Space	83.9 SF
Private Open Space	83.9 SF
	1457.6 SF

Column and Pilaster Area:

Floor Area exempt per MPMC 16.04.325 (C) (1)
Total by level:

TOSF 1st	
Post/Pilaster	75.8 SF
TOSF 2nd	
Post/Pilaster	29.1 SF
TOSF 3rd	
Post/Pilaster	25.4 SF
38' Height Limit	
Post/Pilaster	16.7 SF
Floor Area Total	147.0 SF

Floor Area Calculation Residential Use Areas:

TOSF 1st	
Res Lobby	393.1 SF
Stair 2, Res	179.5 SF
	572.6 SF
TOSF 2nd	
Elev.	67.0 SF
Hall	386.2 SF
Hall	227.8 SF
Stair 1	196.9 SF
Stair 2	181.8 SF
Unit 1	1,439.4 SF
Unit 2	1,575.9 SF
Unit 3	1,298.8 SF
Unit 4	1,059.1 SF
Unit 5	1,013.1 SF
Unit 6	1,579.3 SF
	9,025.3 SF
TOSF 3rd	
Elev.	73.9 SF
Hall	339.8 SF
Hall	227.8 SF
Stair 1, Res	201.5 SF
Stair 2, Res	181.8 SF
Unit 7	1,054.0 SF
Unit 8	1,396.0 SF
Unit 9	1,140.2 SF
Unit 10	899.7 SF
Unit 11	910.9 SF
Unit 12	1,136.6 SF
	7,562.3 SF
38' Height Limit	
Stair 1, Res	205.1 SF
	205.1 SF
Residential Floor Area Total	17,365.3 SF

Floor Area Calculation Comercial Use Areas:

TOSF 1st	
Restaurant	1,200.0 SF
Retail	5,875.6 SF
Commercial Floor Area Total	7,075.6 SF

Floor Area Calculation Common Areas:

Floor Area shaired by uses

TOSF 1st	
Common Circulation	788.9 SF
Utility	52.8 SF
Common Floor Area Total	841.6 SF

0' 4' 8' 16' 32'

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DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE: AREA PLAN - 3RD FLOOR

SHEET NUMBER: A-1.5a

ENVIRONMENTAL INNOVATIONS IN DESIGN
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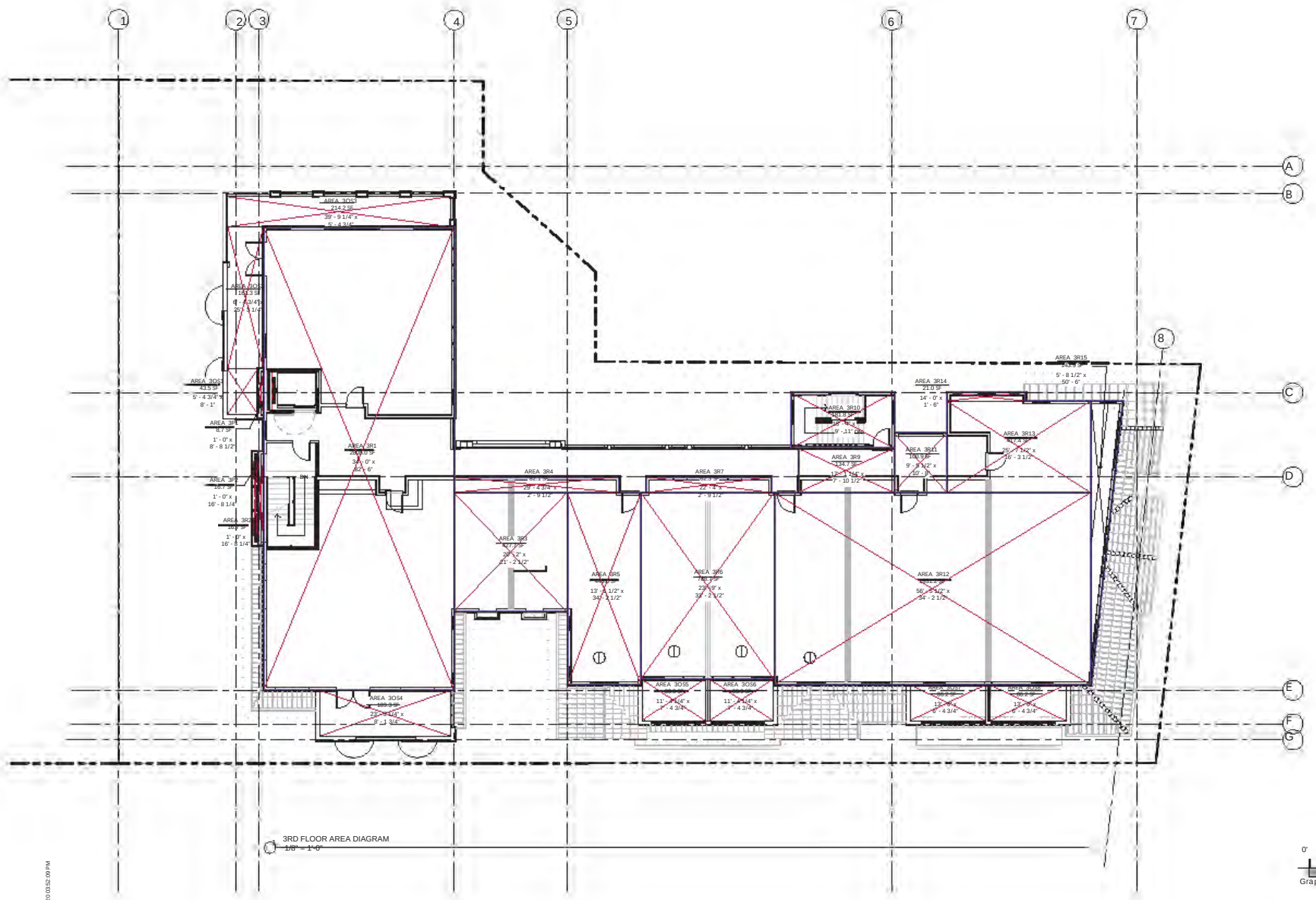


1 3RD FLOOR AREA DIAGRAM
1/8" = 1'-0"

3RD Floor Residential

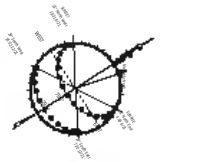
Area mark	Width	Length	Area
3R1	34' - 0"	82' - 6"	2,805.0 SF
3R2	1' - 0"	16' - 8 1/4"	16.7 SF
3R3	20' - 2"	21' - 2 1/2"	427.7 SF
3R4	29' - 4 3/4"	2' - 9 1/2"	82.1 SF
3R5	13' - 1 1/2"	34' - 2 1/2"	449.0 SF
3R6	23' - 9"	33' - 2 1/2"	788.7 SF
3R7	22' - 4"	2' - 9 1/2"	62.3 SF
3R9	17' - 1 1/4"	7' - 10 1/2"	134.7 SF
3R10	18' - 4"	9' - 11"	181.8 SF
3R11	9' - 5 1/2"	10' - 8"	100.9 SF
3R12	56' - 5 1/2"	34' - 2 1/2"	1,931.2 SF
3R13	25' - 7 1/2"	16' - 3 1/2"	417.4 SF
3R14	13' - 11 7/8"	1' - 6"	21.0 SF
3R15	5' - 8 3/8"	50' - 6"	143.9 SF
Residential FAR			7,562.4 SF

3RD Floor Open Space

Area mark	Width	Length	Area
3OS1	5' - 4 5/8"	8' - 1"	43.5 SF
3OS2	6' - 4 5/8"	25' - 3 1/8"	161.3 SF
3OS3	39' - 9 1/4"	5' - 4 5/8"	214.2 SF
3OS4	23' - 3 1/4"	8' - 1 5/8"	189.3 SF
3OS5	11' - 4 1/4"	7' - 4 5/8"	83.9 SF
3OS6	11' - 4 1/4"	7' - 4 5/8"	83.9 SF
3OS7	13' - 6"	6' - 4 5/8"	86.2 SF
3OS8	13' - 6"	6' - 4 5/8"	86.2 SF
Residential FAR			948.4 SF

3RD Floor Exempt Floor Area

Area mark	Width	Area	Length
3P1	1' - 0"	8.7 SF	8' - 8 3/8"
3P2	1' - 0"	16.7 SF	16' - 8 1/4"
Exempt Floor Area		25.4 SF	



0' 4' 8' 16' 32'

Graphic Scale: 1 /8 inch = 1 foot

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DATE 08/10/2020

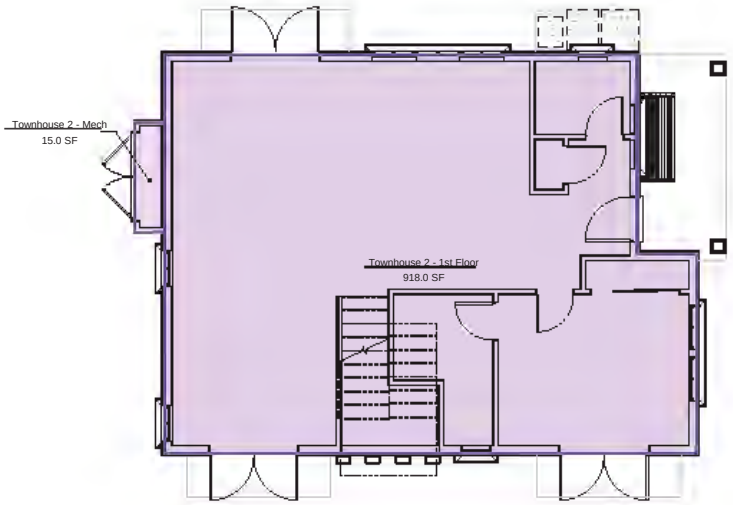
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

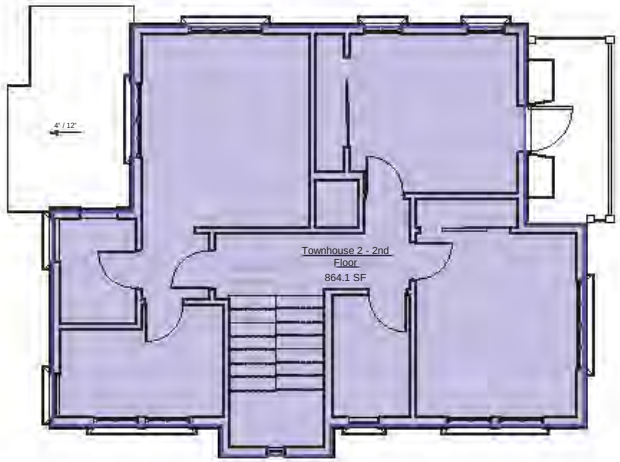
SHEET TITLE: AREA POLYGON DIAGRAM - 3RD FLOOR

SHEET NUMBER: A-1.5b

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



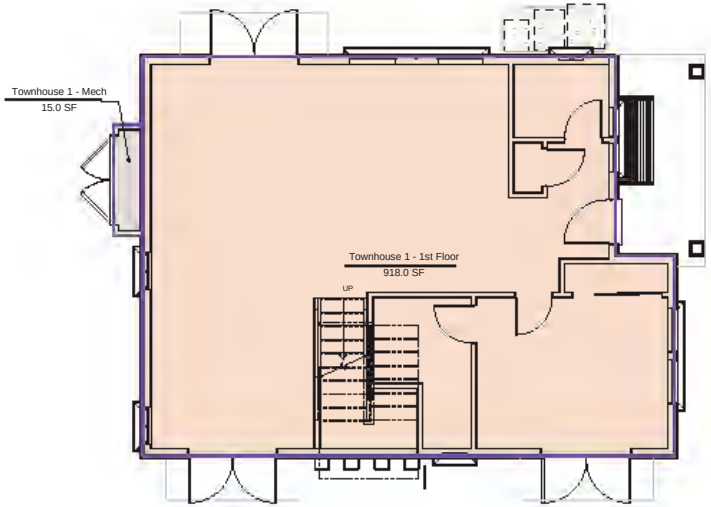
3 TOWNHOUSE2 1ST FLOOR
1/4" = 1'-0"



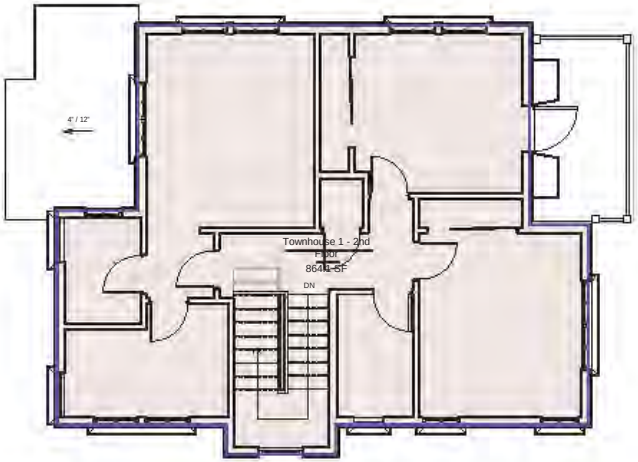
4 TOWNHOUSE2 2ND FLOOR
1/4" = 1'-0"

612 Cambridge
Floor Area Calculation:

Townhouse 1		
TOSF 1st	918 SF	Townhouse 1
TOSF 2nd	864 SF	Townhouse 1
	1,782 SF	
Townhouse 2		
TOSF 1st	918 SF	Townhouse 2
TOSF 2nd	864 SF	Townhouse 2
	1,782 SF	
Floor Area Total	3,564 SF	



1 TOWNHOUSE1 1ST FLOOR
1/4" = 1'-0"



2 TOWNHOUSE1 2ND FLOOR
1/4" = 1'-0"

0' 2' 4' 8' 16'
Graphic Scale: 1 /4 inch = 1 foot

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08/10/2020

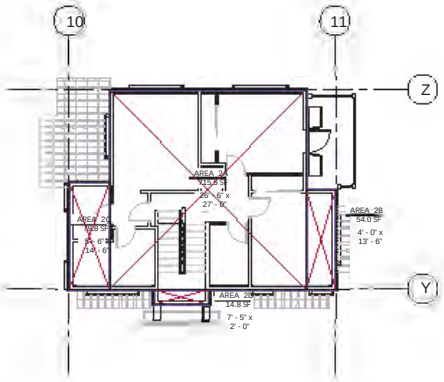
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

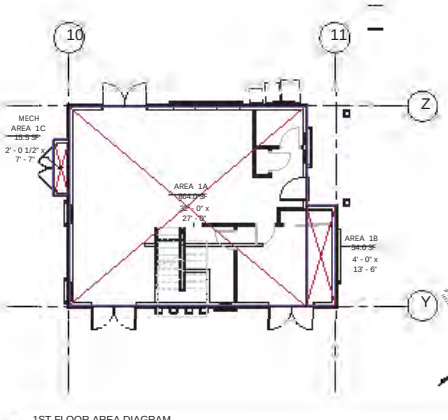
SHEET TITLE
AREA PLAN TOWNHOUSE

SHEET NUMBER
A-1.6a

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

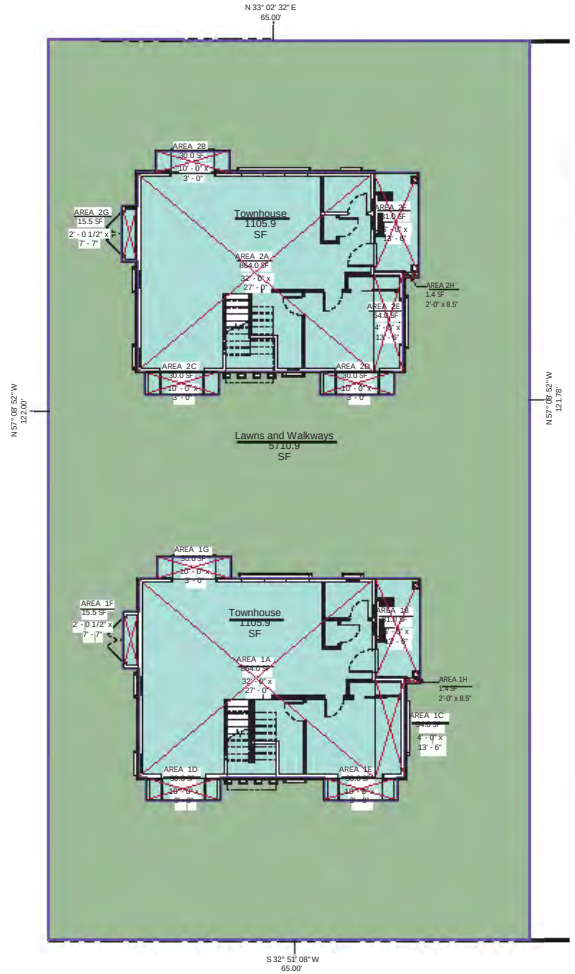


2ND FLOOR AREA DIAGRAM
1/8" = 1'-0"



1ST FLOOR AREA DIAGRAM
1/8" = 1'-0"

Townhouse Schedule - Area			
Area mark	Width	Length	Area
1A	32' - 0"	27' - 0"	864.0 SF
1B	4' - 0"	13' - 6"	54.0 SF
FAR-Townhouse 1st Fl.			918.0 SF
2A	26' - 6"	27' - 0"	715.5 SF
2B	4' - 0"	13' - 6"	54.0 SF
2C	5' - 6"	14' - 6"	79.8 SF
2D	7' - 5"	2' - 0"	14.8 SF
FAR-Townhouse 2nd Fl.			864.1 SF
Grand total			1,782.1 SF



OPEN SPACE/ LOT COVERAGE DIAGRAM
1/8" = 1'-0"

Schema 1 Legend

Lawns and Walkways

Townhouse

612 Cambridge Lot area: 7,923 s.f.

Area Schedule (Lot Coverage)

Name	Comments	Area	Percent
Lawns and Walkways	Open Space	5710.9 SF	72.1%
Townhouse	Building Coverage	2211.8 SF	27.9%

Townhouse Schedule - Coverage			
Area mark	Width	Length	Area
1A	32' - 0"	27' - 0"	864.0 SF
1B	6' - 0"	13' - 6"	81.0 SF
1C	4' - 0"	13' - 6"	54.0 SF
1D	10' - 0"	3' - 0"	30.0 SF
1E	10' - 0"	3' - 0"	30.0 SF
1F	2' - 0 1/2"	7' - 7"	15.5 SF
1G	10' - 0"	3' - 0"	30.0 SF
1H	2' - 0"	8 1/2"	1.4 SF
Coverage-Townhouse 1 1st Fl.			1,105.9 SF
2A	32' - 0"	27' - 0"	864.0 SF
2B	10' - 0"	3' - 0"	30.0 SF
2C	10' - 0"	3' - 0"	30.0 SF
2D	10' - 0"	3' - 0"	30.0 SF
2E	4' - 0"	13' - 6"	54.0 SF
2F	6' - 0"	13' - 6"	81.0 SF
2G	2' - 0 1/2"	7' - 7"	15.5 SF
2H	2' - 0"	8 1/2"	1.4 SF
Coverage-Townhouse 2 1st Fl.			1,105.9 SF
Grand total			2,211.8 SF

0' 2' 4' 8' 16'

Graphic Scale: 1 /4 inch = 1 foot

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08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

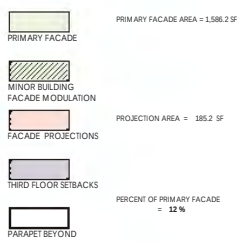
SHEET TITLE
AREA POLYGON DIAGRAM & LOT COVERAGE - TOWNHOUSE

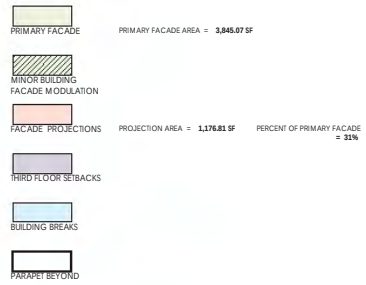
SHEET NUMBER
A-1.6b

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

5 PASEO FACADE MODULATION
1/8" = 1'-0"

1 EL CAMINO FACADE MODULATION
1/8" = 1'-0"





4 CAMBRIDGE FACADE MODULATION
1/8" = 1'-0"

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08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BUILDING FACADE MODULATIONS

SHEET NUMBER
A-1.7

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

201 El Camino Real				
Area of Elevation	774.04	sf	59'-6.5" x 13'-0"	
Min area of glazing	387.02	sf		
Windows	135	sf	13'-0" x 10'-0"	
	153.55	sf	12'-4.25" X 13'-0"	Arch top
	70	sf	7'-0" x 10'-0"	
	35	sf	6'-0" X 7'-0"	
	393.55	sf		
Cambridge Average				
Area of Elevation	1862	sf	141'-3" X 13'-0"	
Min area of glazing	931	sf		
Windows	69.18	sf	6'-0" X 11'-9"	Arch top
	69.18	sf	6'-0" X 11'-9"	Arch top
	177.84	sf	14'-6.25" x 13'-0"	Arch top
	72.63	sf	7'-8" X 9'-6"	
	150.9	sf	17'-4.25" X 11'-0"	
	72.63	sf	7'-8" x 9'-6"	
	72.63	sf	7'-8" x 9'-6"	
	150.9	sf	17'-4.25" X 11'-0"	
	57	sf	6'-0" X 9'-6"	
Glazing Provided	1011.845	sf		

1 GLAZING CALCULATION
1/8" = 1'-0"

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08/10/2020

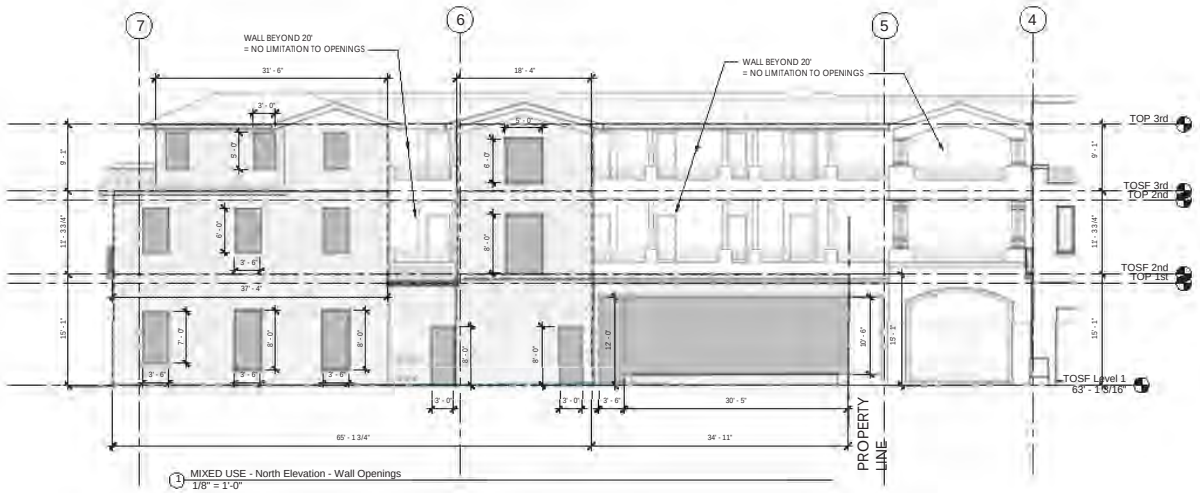
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

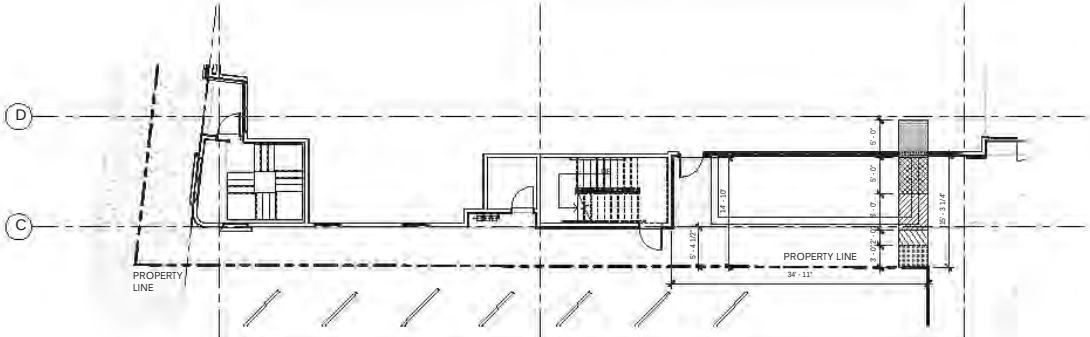
SHEET TITLE
STOREFRONT AREA CALCULATION

SHEET NUMBER
A-1.7a

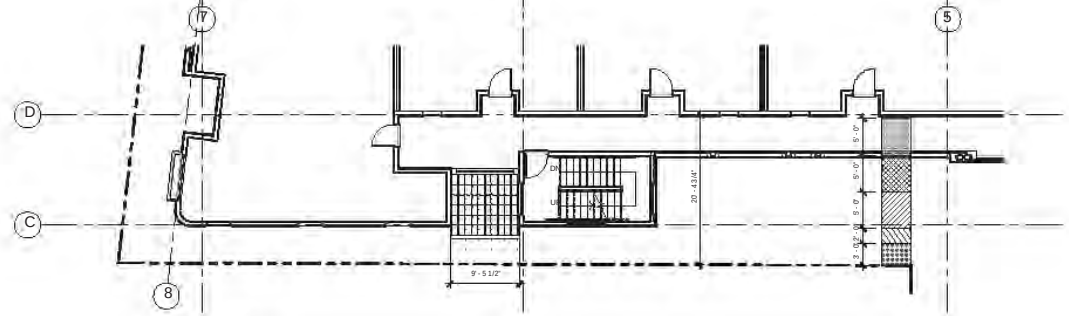
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



1 MIXED USE - North Elevation - Wall Openings
1/8" = 1'-0"



2 TOSF 1st - Wall Openings
1/8" = 1'-0"



3 TOSF 2nd - Wall Openings
1/8" = 1'-0"

AREA OF EXTERIOR WALL OPENINGS:

UNPROTECTED SPRINKLERED OPEN AREAS, PER TABLE 705.8

NORTH ELEVATION

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
WALLS BETWEEN 0' - 3' FROM PROPERTY LINE = NO OPENINGS PERMITTED	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %
WALLS BETWEEN 3' - 5' FROM PROPERTY LINE = 15% OPENINGS PERMITTED	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %
WALLS BETWEEN 5' - 10' FROM PROPERTY LINE = 25% OPENINGS PERMITTED	WALL AREA = 971 SF OPENING AREA = 128.5 SF PERCENT = 13.2 %	WALL AREA = 630 SF OPENING AREA = 103 SF PERCENT = 16.3 %	WALL AREA = 453 SF OPENING AREA = 75 SF PERCENT = 16.6 %
WALLS BETWEEN 10' - 15' FROM PROPERTY LINE = 45% OPENINGS PERMITTED	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %
WALLS BETWEEN 15' - 20' FROM PROPERTY LINE = 75% OPENINGS PERMITTED	WALL AREA = 526 SF OPENING AREA = 361.4 SF PERCENT = 68.7 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %	WALL AREA = 0 SF OPENING AREA = 0 SF PERCENT = 0 %

WALLS GREATER THAN 20'
= NO LIMIT OF OPENINGS

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DATE
08/10/2020

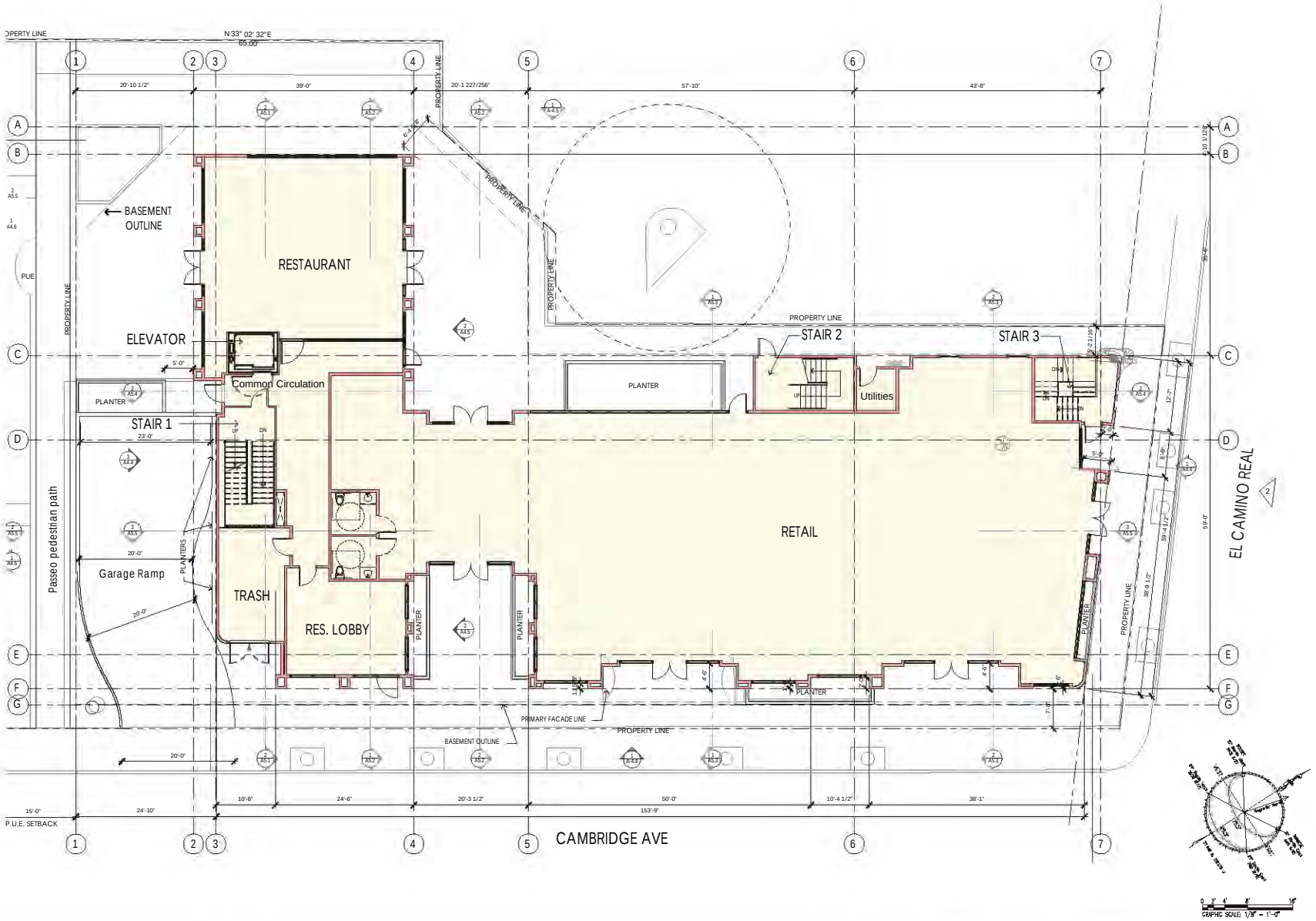
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
FIRE ANALYSIS - UNPROTECTED OPENINGS

SHEET NUMBER
A-1.8

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

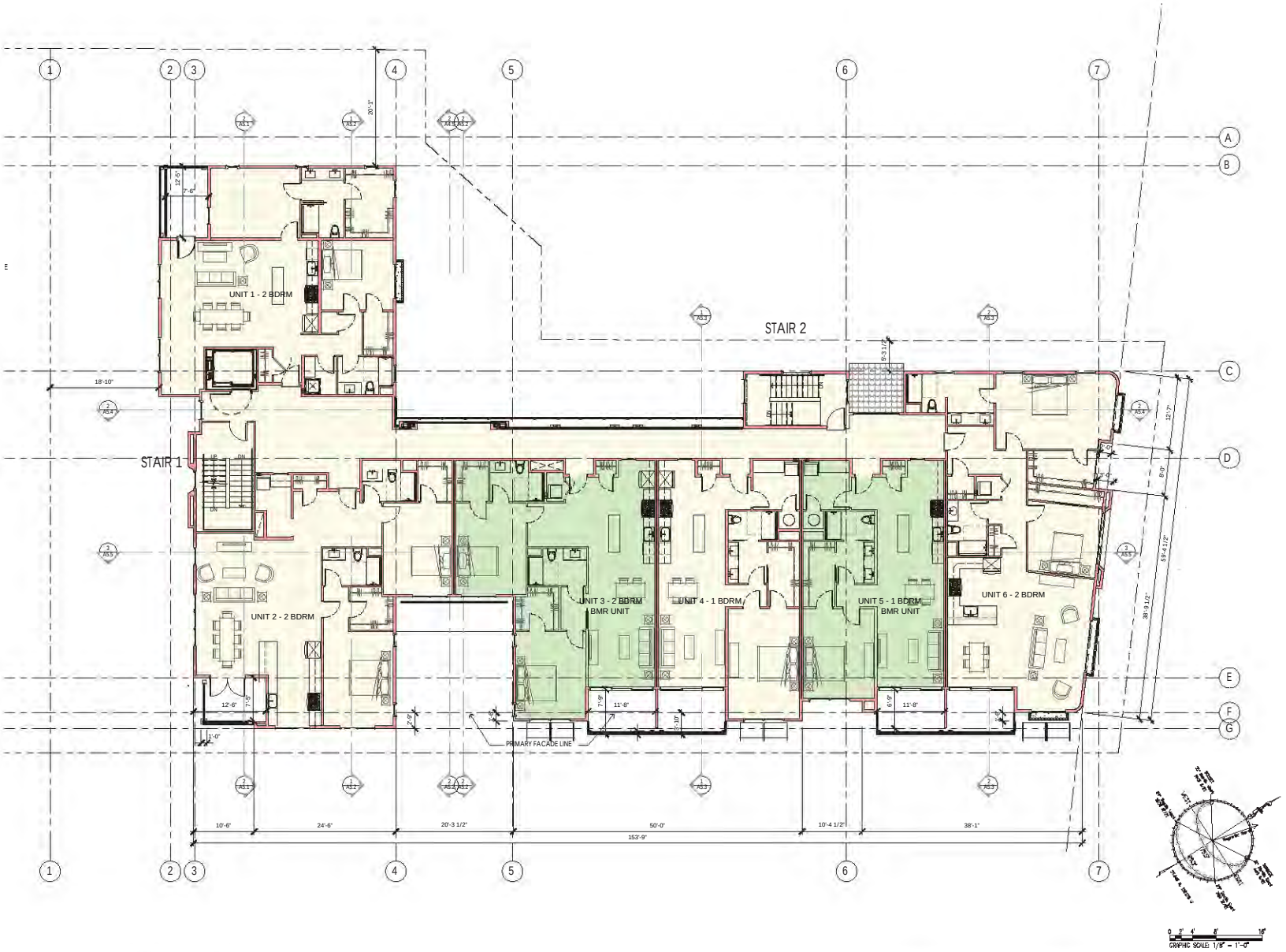
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
FIRST FLOOR PLAN - MIXED-USE

SHEET NUMBER
A-3.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

PRINT DATE: 1/31/2019



GRAPHIC SCALE: 1/8" = 1'-0"

PRINT DATE: 1/31/2019

DATE
08/10/2020

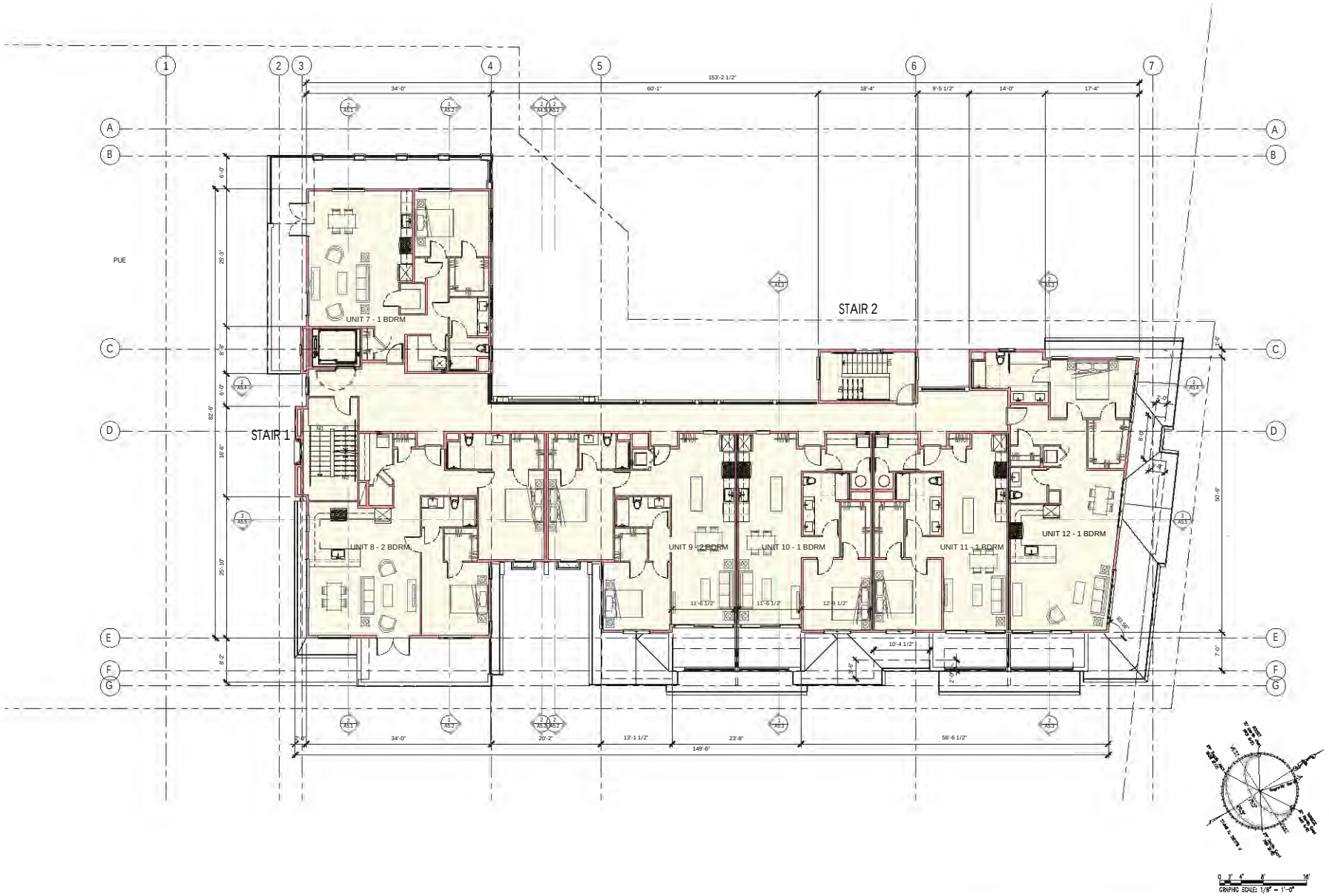
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
SECOND FLOOR PLAN - MIXED-USE

SHEET NUMBER
A-3.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



PRINT DATE: 1/31/2019

DATE
08/10/2020

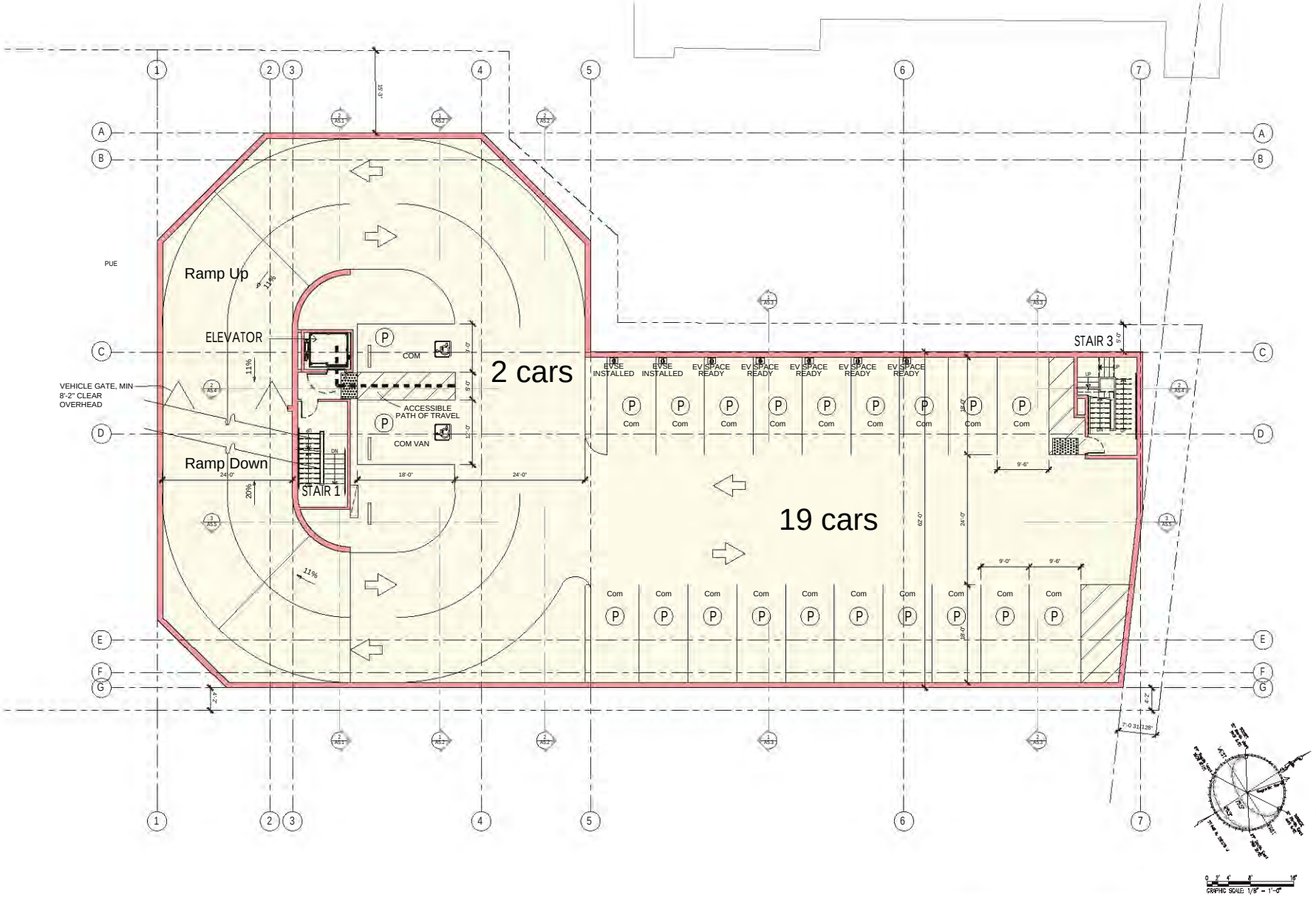
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
THIRD FLOOR PLAN-
MIXED-USE

SHEET NUMBER
A-3.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



DATE
09/11/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

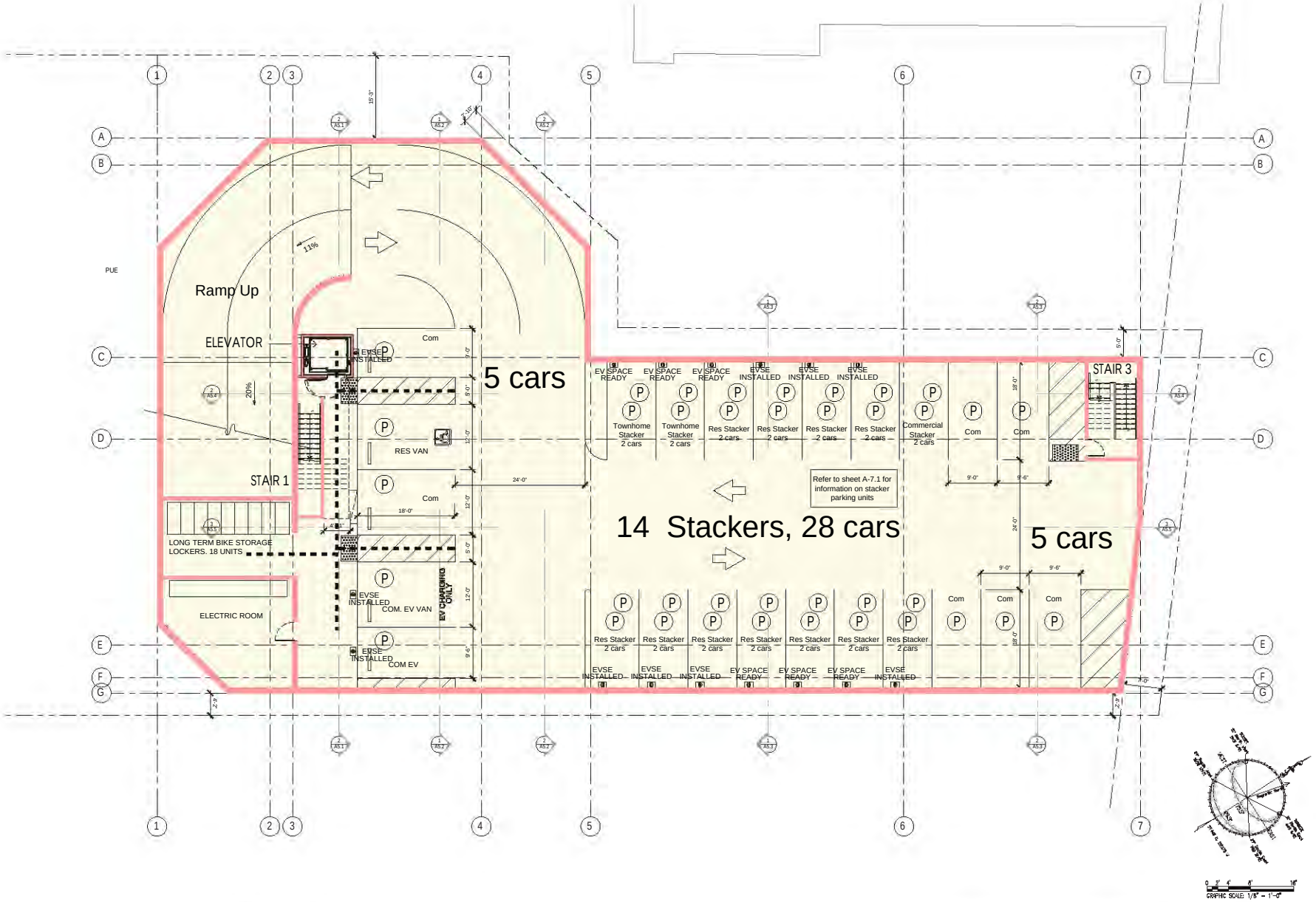
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
GARAGE LEVEL 1

SHEET NUMBER
A-3.4

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

PRINT DATE: 1/31/2019



DATE 09/11/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

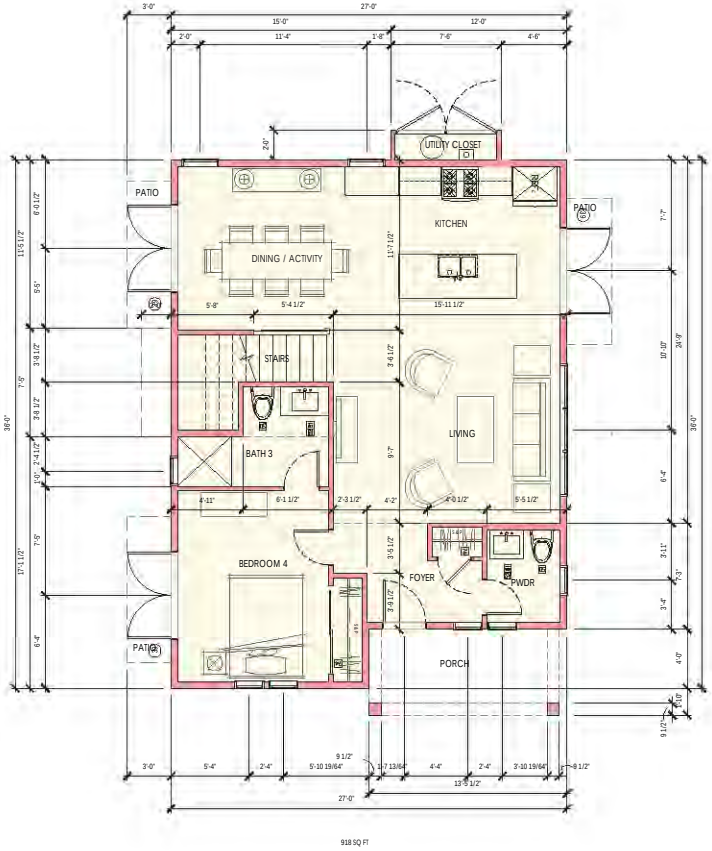
MENLO PARK, CALIFORNIA 94025

SHEET TITLE: GARAGE LEVEL 2

SHEET NUMBER: A-3.5

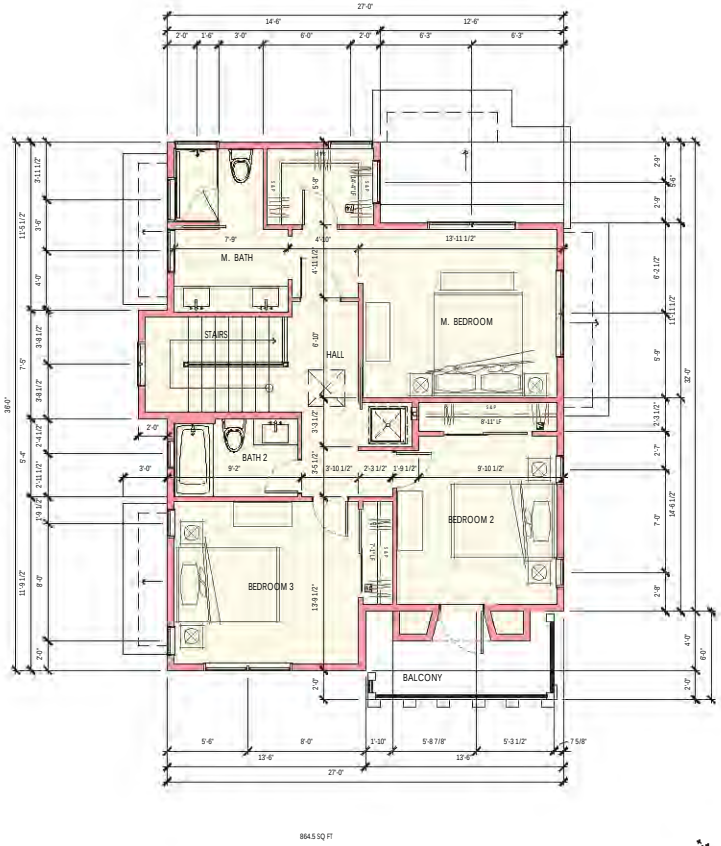
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

PRINT DATE: 1/31/2019



918 SQ FT

FIRST FLOOR PLAN



864.5 SQ FT

SECOND FLOOR PLAN

GRAPHIC SCALE: 1/4" = 1'-0"

PRINT DATE: 1/31/2019

DATE
08/10/2020

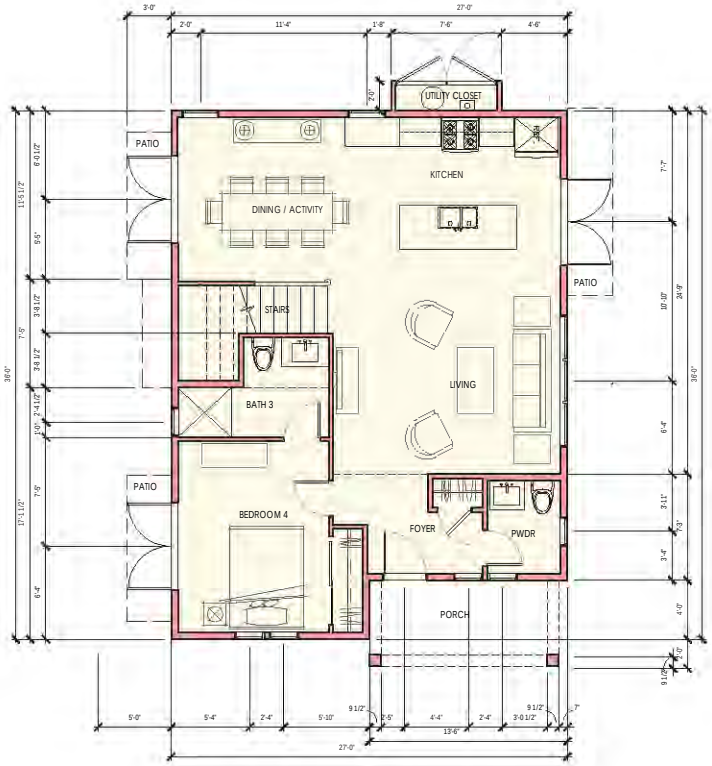
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

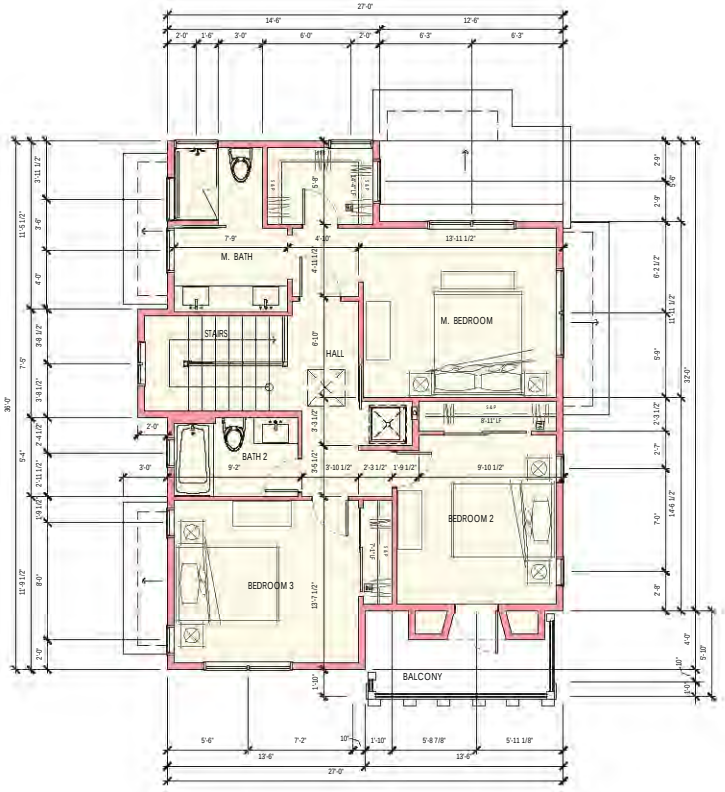
SHEET TITLE
TOWNHOUSE #1
FLOOR PLANS

SHEET NUMBER
A-3.6

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PRINT DATE: 1/31/2019

DATE
08/10/2020

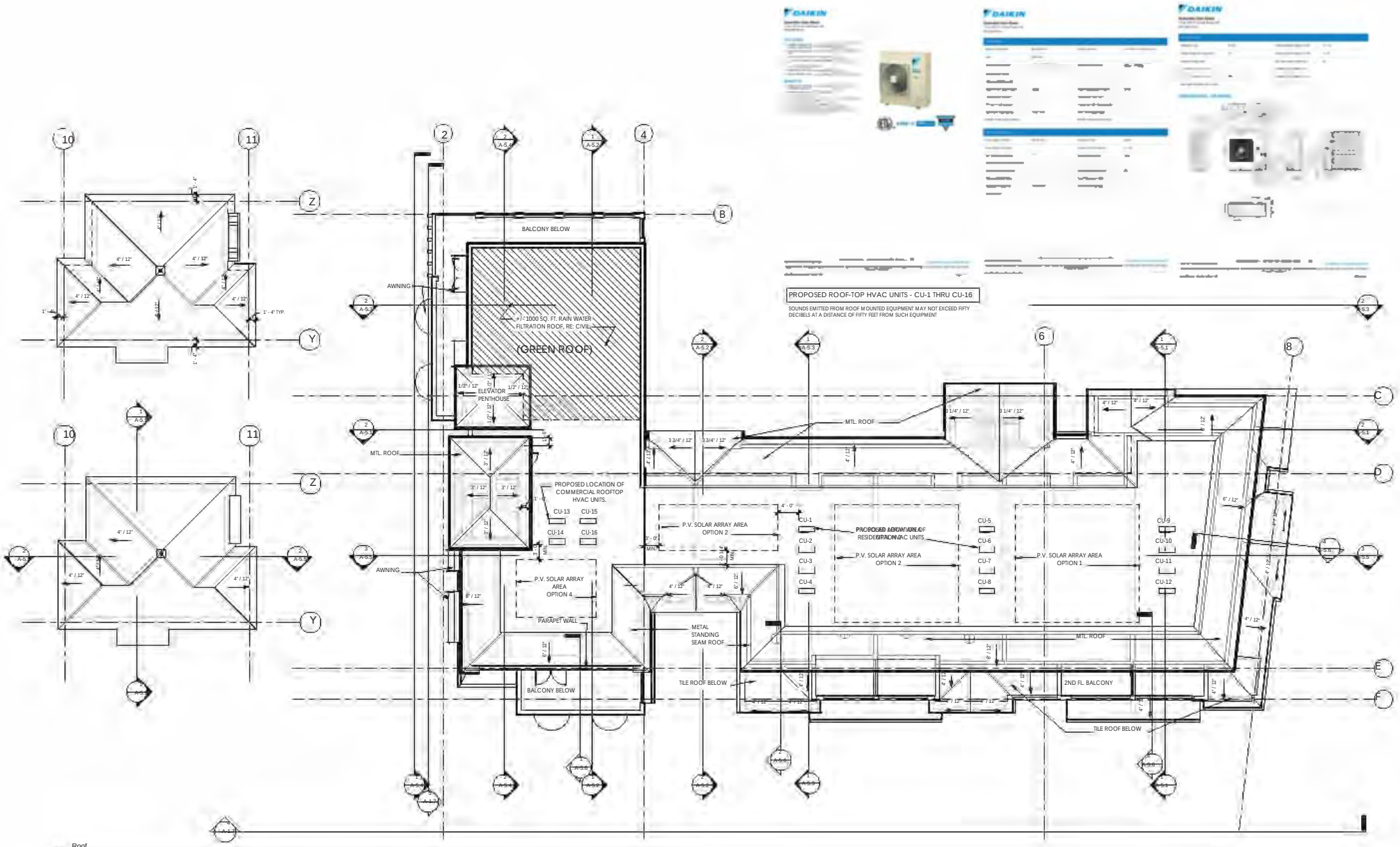
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
TOWNHOUSE #2
FLOOR PLANS

SHEET NUMBER
A-3.7

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



Roof
1/8" = 1'-0"

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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-3.8

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

CAMBRIDGE STREETSCAPE
12" = 1'-0"

EL CAMINO STREETSCAPE
12" = 1'-0"

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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
PROPOSED STREET SCAPE VIEWS

SHEET NUMBER
A-4.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

KEY NOTES

1. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW44 - PEARLY WHITE or EQ.
2. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4568-5 - TEA CHEST or EQ.
3. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP or EQ.
4. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4811-5 - HAYDEN VALLEY or EQ.
5. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5220-1 - FLICKERING FIREFLY or EQ.
6. ROUGH SAWN TIMBER, PAINTED - COLOR: KELLY MOORE KM4925 - WILD TRUFFLE or EQ.
7. TRIMS, MEDALLIONS, & CORBELS - CAST STONE: RED LEAF STONE OR EQ. - PACIFIC BEACH ACID ETCH
8. METAL STANDING SEAM ROOF - CUSTOM BILT OR EQ. , STORM GRAY
9. BARREL TILE ROOF - CLAY: REDLAND CLAY TILE OR EQ.
10. HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
11. BARREL TILE ROOF - GLASS: TEJAS BORJA OR EQ.
12. PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
13. AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRARI, SOLTIS MESH FABRIC OR EQ. - COLOR: PEPPER
14. RAILING - WROUGHT IRON
15. LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

8/7/2020 03:55:08 PM

DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE: ELEVATIONS - MIXED-USE

SHEET NUMBER: A-4.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

MIXED USE - North Elevation
1/8" = 1'-0"

MIXED USE - Elevation/ Section
1/8" = 1'-0"

KEY MAP

KEY NOTES

1. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW44 - PEARLY WHITE or EQ.
2. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4568-5 - TEA CHEST or EQ.
3. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP or EQ.
4. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4811-5 - HAYDEN VALLEY or EQ.
5. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5220-1 - FLICKERING FIREFLY or EQ.
6. ROUGH SAWN TIMBER, PAINTED - COLOR: KELLY MOORE KM4925 - WILD TRUFFLE or EQ.
7. TRIMS, MEDALLIONS, & CORBELS - CAST STONE: RED LEAF STONE OR EQ. - PACIFIC BEACH ACID ETCH
8. METAL STANDING SEAM ROOF - CUSTOM BILT OR EQ. , STORM GRAY
9. BARREL TILE ROOF - CLAY: REDLAND CLAY TILE OR EQ.
10. HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
11. BARREL TILE ROOF - GLASS: TEJAS BORJA OR EQ.
12. PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
13. AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRARI, SOLTIS MESH FABRIC OR EQ. - COLOR: PEPPER
14. RAILING - WROUGHT IRON
15. LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

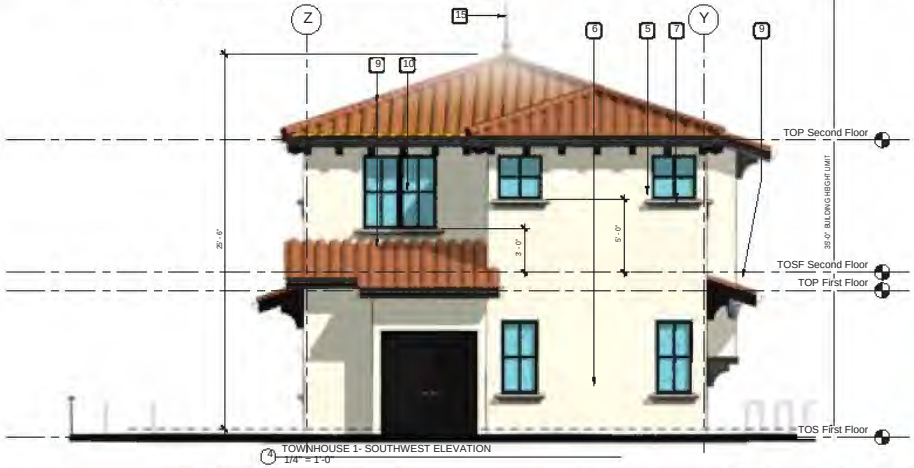
SHEET TITLE
ELEVATIONS - MIXED-USE

SHEET NUMBER
A-4.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

1 TOWNHOUSE 1- NORTHEAST ELEVATION
1/4" = 1'-0"

2 TOWNHOUSE 1 - NORTHWEST ELEVATION
1/4" = 1'-0"



4 TOWNHOUSE 1- SOUTHWEST ELEVATION
1/4" = 1'-0"

3 TOWNHOUSE 1 -SOUTHEAST ELEVATION
1/4" = 1'-0"

KEY NOTES

1. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW44 - PEARLY WHITE or EQ.
2. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4568-5 - TEA CHEST or EQ.
3. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP or EQ.
4. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4811-5 - HAYDEN VALLEY or EQ.
5. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5220-1 - FLICKERING FIREFLY or EQ.
6. ROUGH SAWN TIMBER, PAINTED - COLOR: KELLY MOORE KM4925 - WILD TRUFFLE or EQ.
7. TRIMS, MEDALLIONS, & CORBELS - CAST STONE: RED LEAF STONE OR EQ. - PACIFIC BEACH ACID ETCH
8. METAL STANDING SEAM ROOF - CUSTOM BILT OR EQ. , STORM GRAY
9. BARREL TILE ROOF - CLAY: REDLAND CLAY TILE OR EQ.
10. HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
11. BARREL TILE ROOF - GLASS: TEJAS BORJA OR EQ.
12. PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
13. AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRARI, SOLTIS MESH FABRIC OR EQ. - COLOR: PEPPER
14. RAILING - WROUGHT IRON
15. LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

8/7/2020 03:57:07 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
ELEVATIONS - TOWNHOUSE 1

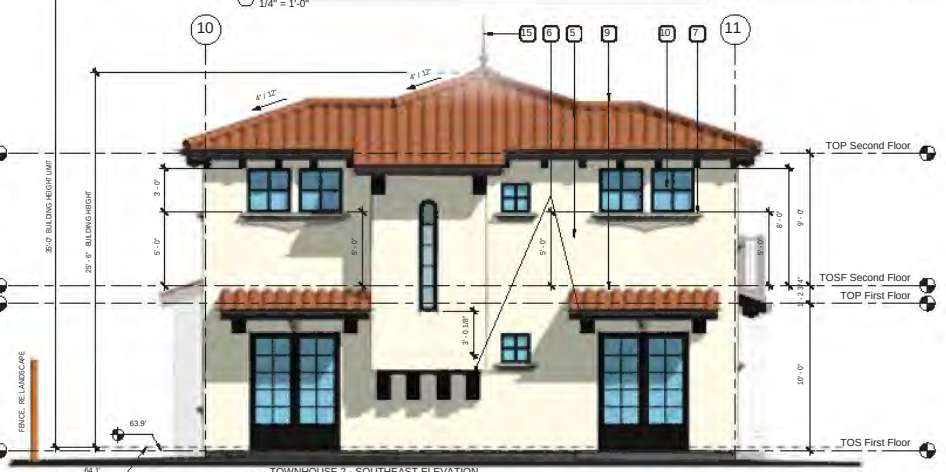
SHEET NUMBER
A-4.4

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

1 TOWNHOUSE 2- SOUTHWEST ELEVATION
1/4" = 1'-0"

3 TOWNHOUSE 2- NORTHWEST ELEVATION
1/4" = 1'-0"

2 TOWNHOUSE 2 -NORTHEAST ELEVATION
1/4" = 1'-0"



4 TOWNHOUSE 2 - SOUTHEAST ELEVATION
1/4" = 1'-0"

KEY NOTES

1. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KMW44 - PEARLY WHITE or EQ.
2. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4568-5 - TEA CHEST or EQ.
3. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5716-3 - RODEO ROUNDUP or EQ.
4. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM4811-5 - HAYDEN VALLEY or EQ.
5. SMOOTH TROWELLED PLASTER FINISH - COLOR: KELLY MOORE KM5220-1 - FLICKERING FIREFLY or EQ.
6. ROUGH SAWN TIMBER, PAINTED - COLOR: KELLY MOORE KM4925 - WILD TRUFFLE or EQ.
7. TRIMS, MEDALLIONS, & CORBELS - CAST STONE: RED LEAF STONE OR EQ. - PACIFIC BEACH ACID ETCH
8. METAL STANDING SEAM ROOF - CUSTOM BILT OR EQ. , STORM GRAY
9. BARREL TILE ROOF - CLAY: REDLAND CLAY TILE OR EQ.
10. HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
11. BARREL TILE ROOF - GLASS: TEJAS BORJA OR EQ.
12. PLANTED WALL: TRELLIS OR 'GREENSCREEN' OR EQ.
13. AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRARI, SOLTIS MESH FABRIC OR EQ. - COLOR: PEPPER
14. RAILING - WROUGHT IRON
15. LIGHTNING ROD - ROOF RIDGE CAP, COPPER: CLASSIC LIGHTNING PROTECTION INC., OR EQ.

8/7/2020 03:58:09 PM

DATE
08/10/2020

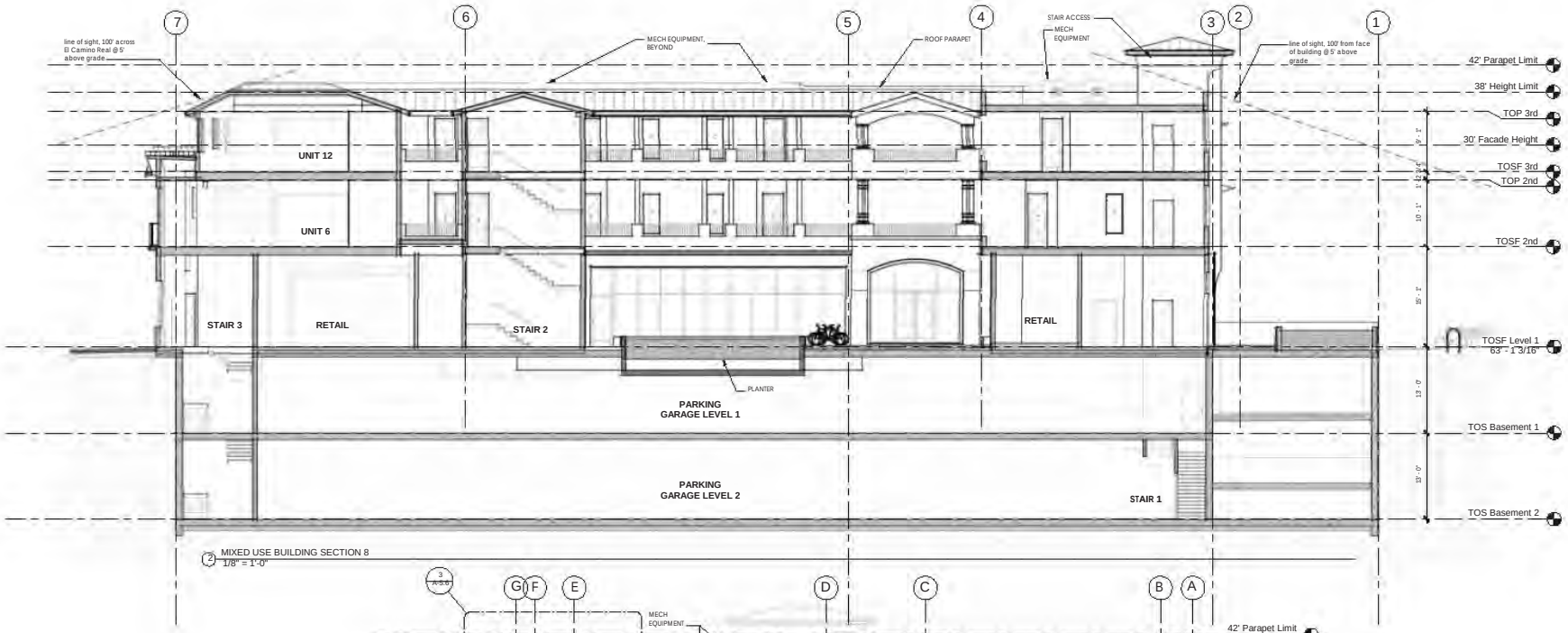
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

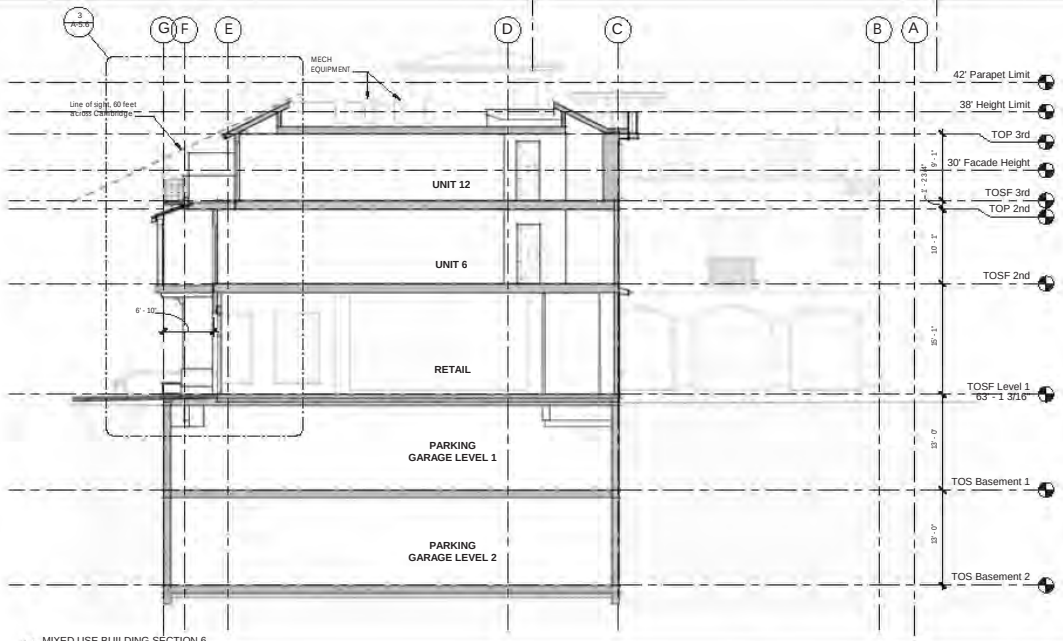
SHEET TITLE
ELEVATIONS - TOWNHOUSE 2

SHEET NUMBER
A-4.5

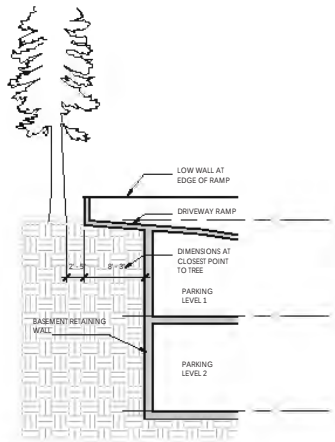
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



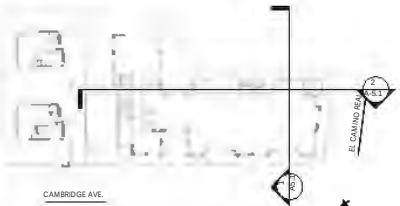
2 MIXED USE BUILDING SECTION 8
1/8" = 1'-0"



1 MIXED USE BUILDING SECTION 6
1/8" = 1'-0"



3 Driveway retaining wall
1/8" = 1'-0"



KEY MAP

8/7/2020 03:58:32 PM

DATE
08/10/2020

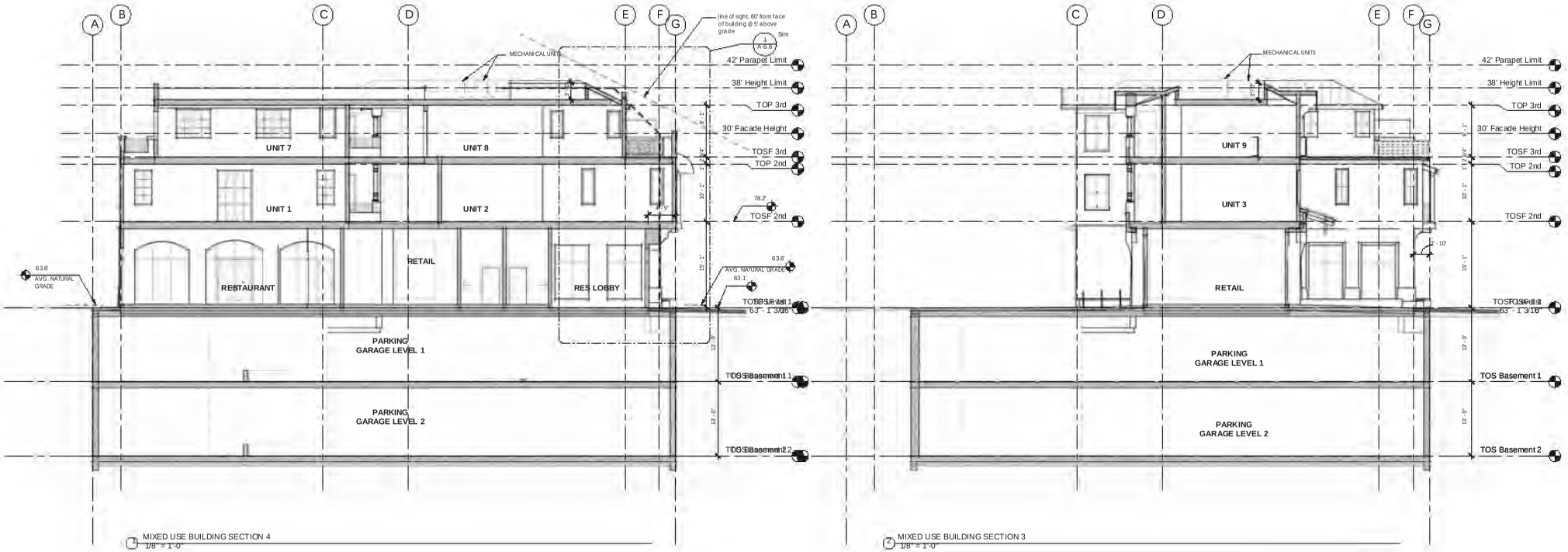
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BUILDING SECTIONS

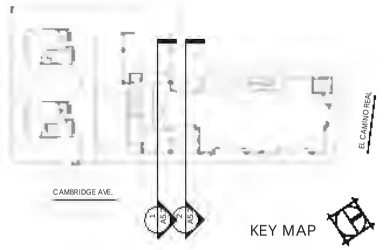
SHEET NUMBER
A-5.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



MIXED USE BUILDING SECTION 4
1/8" = 1'-0"

MIXED USE BUILDING SECTION 3
1/8" = 1'-0"



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DATE
08/10/2020

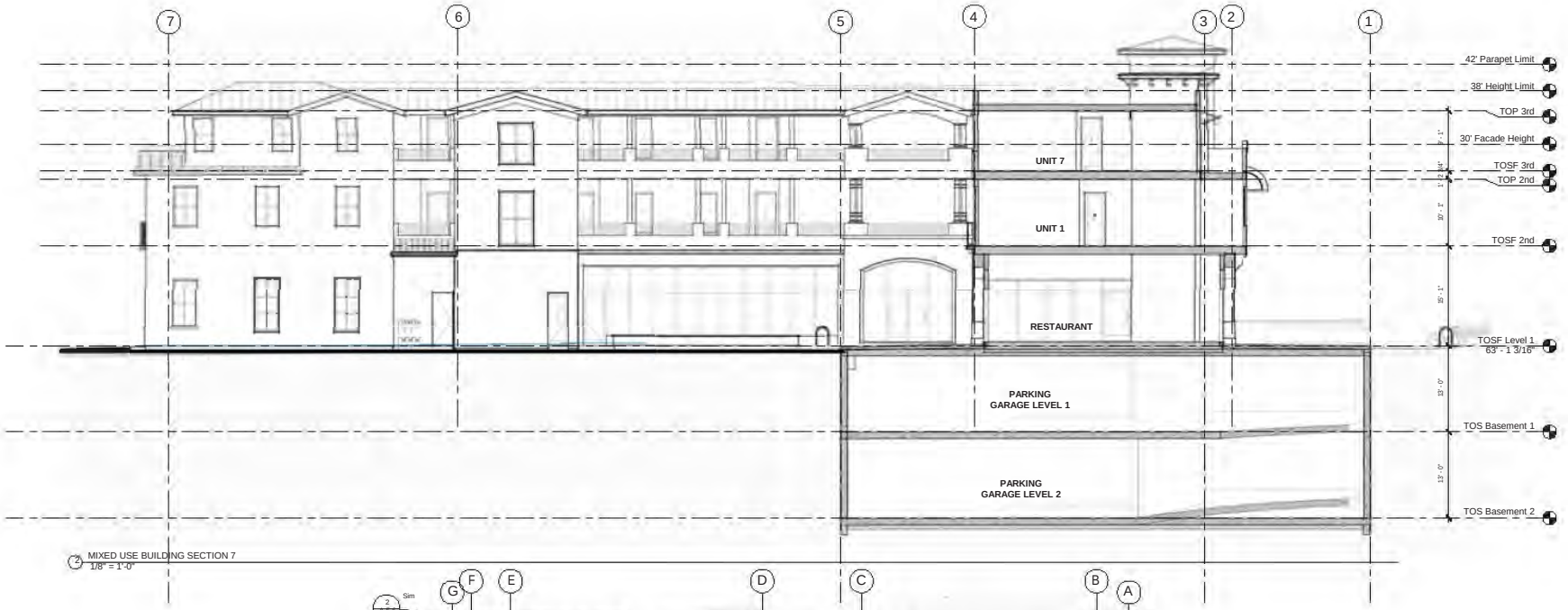
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

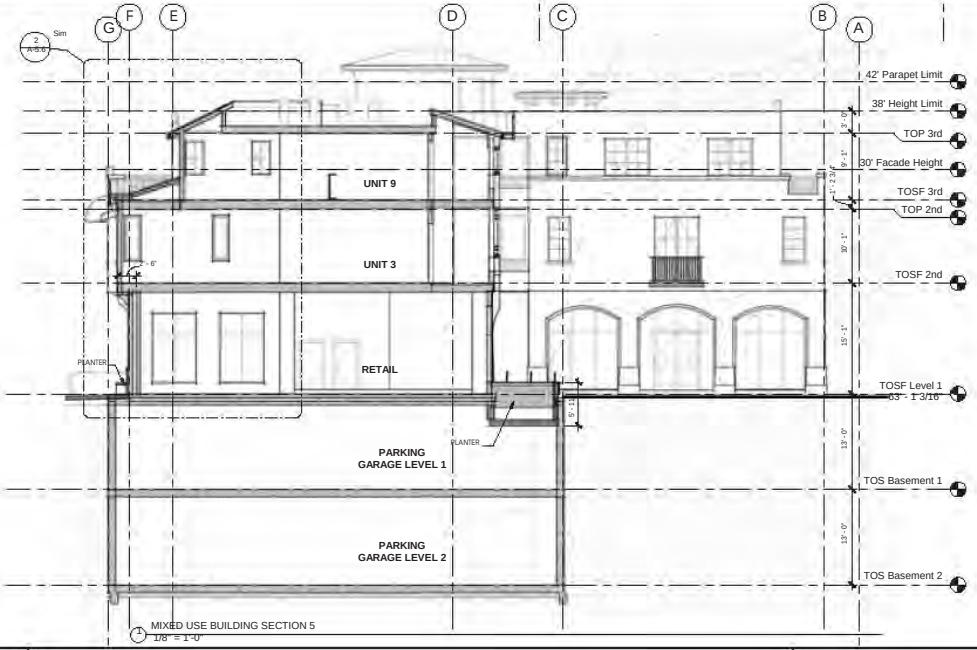
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-5.2

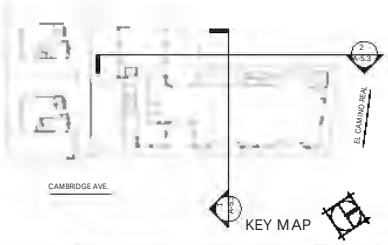
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



2 MIXED USE BUILDING SECTION 7
1/8" = 1'-0"



1 MIXED USE BUILDING SECTION 5
1/8" = 1'-0"



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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-5.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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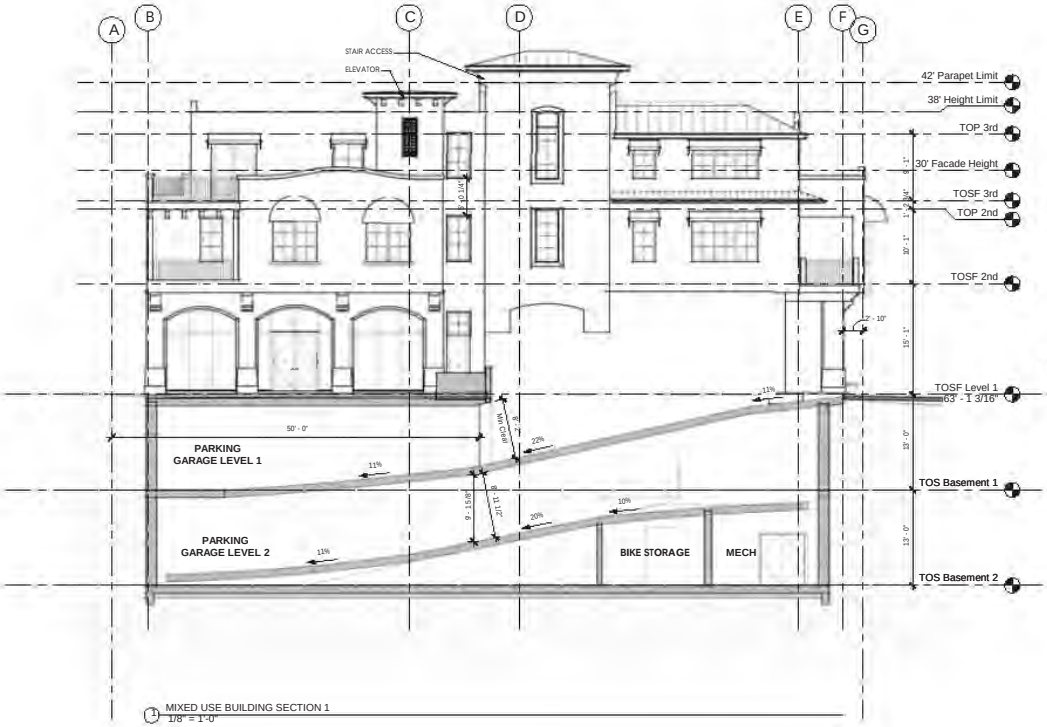
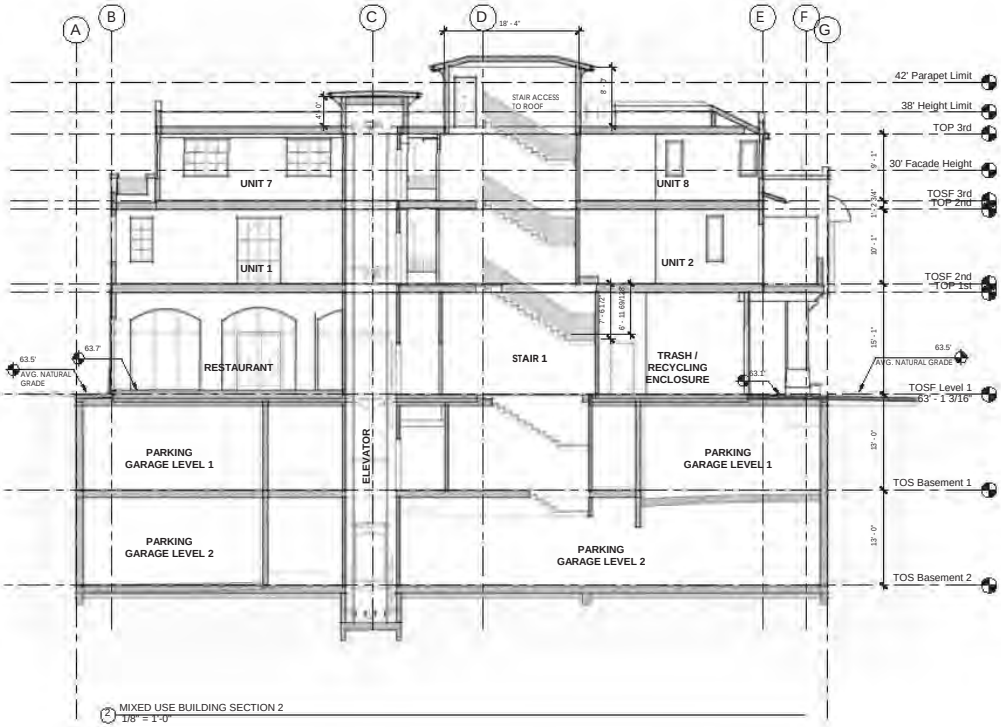


1 MIXED USE BUILDING SECTION 1
1/8" = 1'-0"



2 MIXED USE BUILDING SECTION 2
1/8" = 1'-0"

KEY MAP

8/7/2020 03:59:36 PM

DATE
08/10/2020

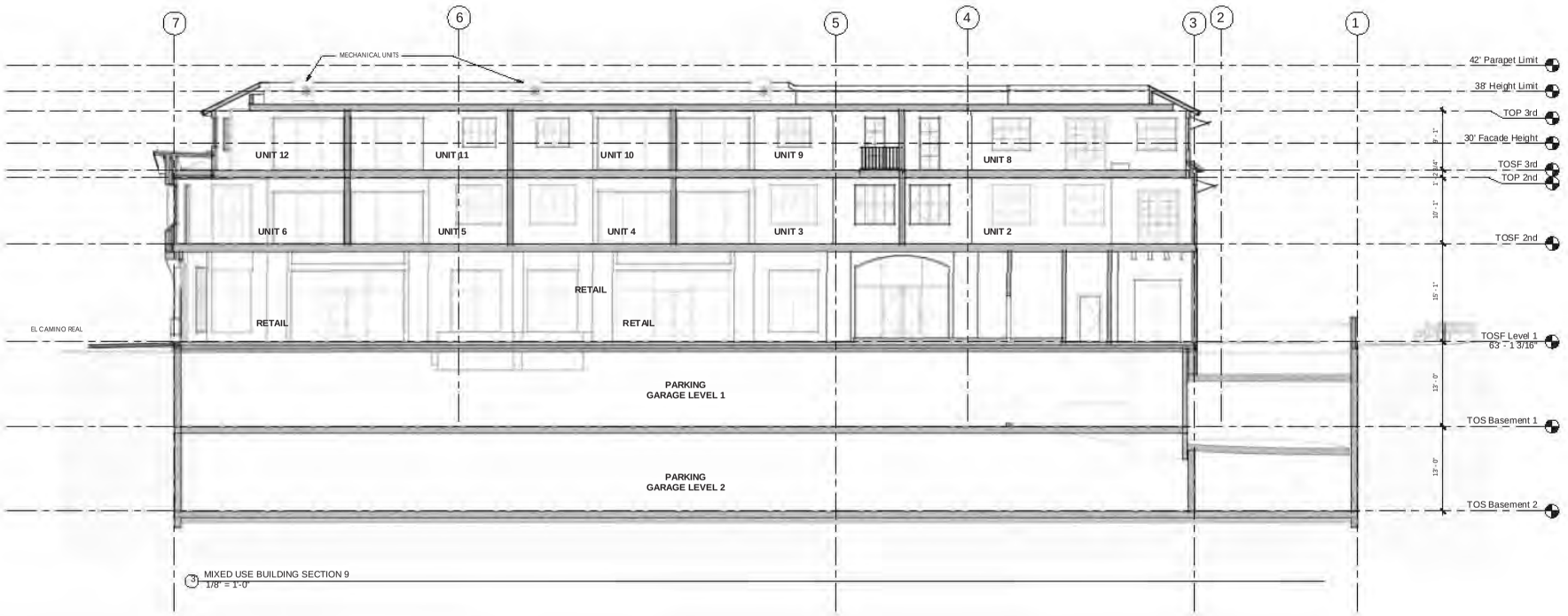
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

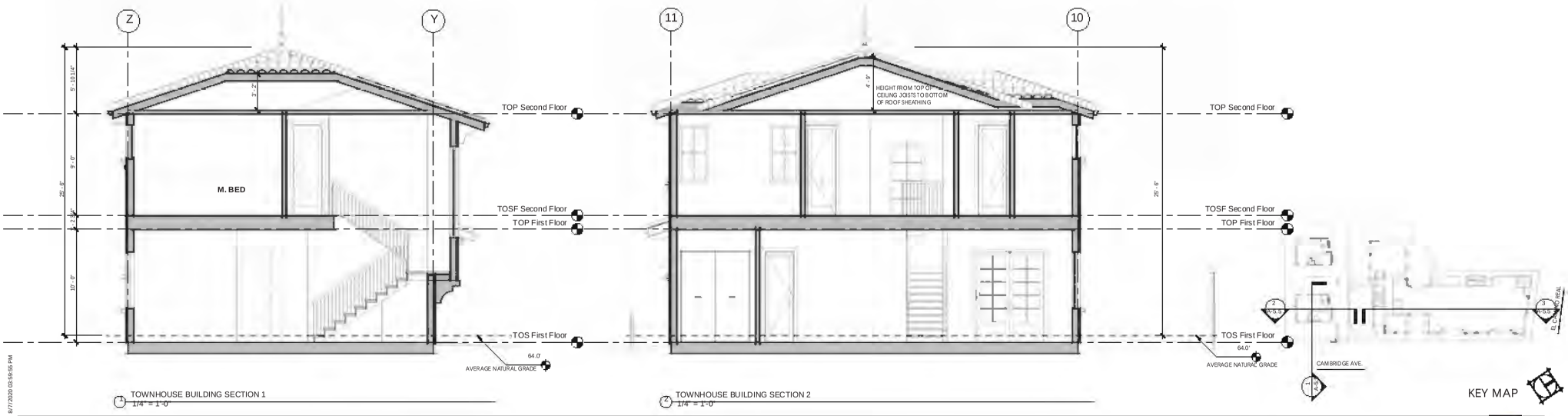
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-5.4

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM



MIXED USE BUILDING SECTION 9
1/8" = 1'-0"



TOWNHOUSE BUILDING SECTION 1
1/4" = 1'-0"

TOWNHOUSE BUILDING SECTION 2
1/4" = 1'-0"

8/7/2020 03:55:55 PM

DATE
08/10/2020

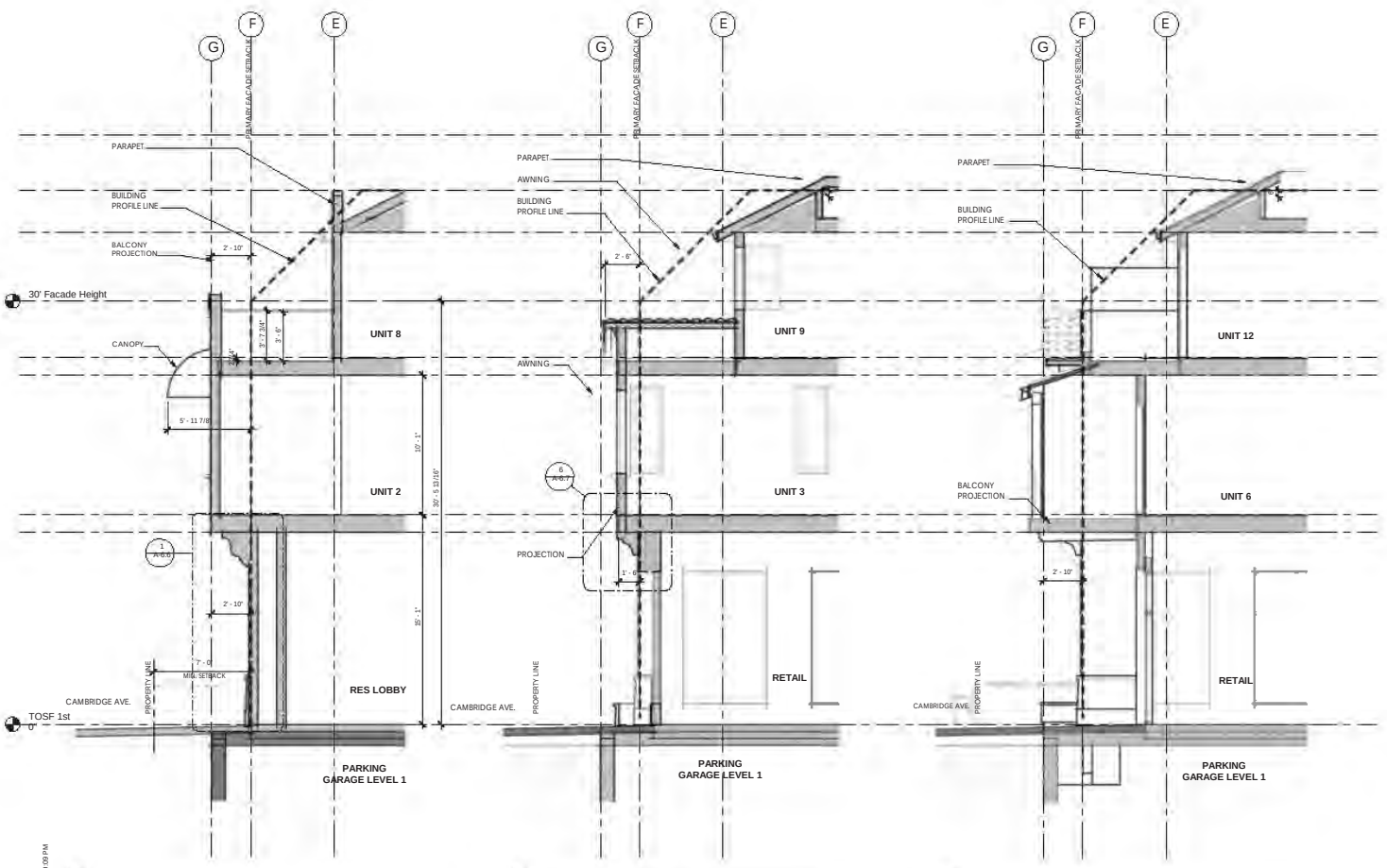
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-5.5

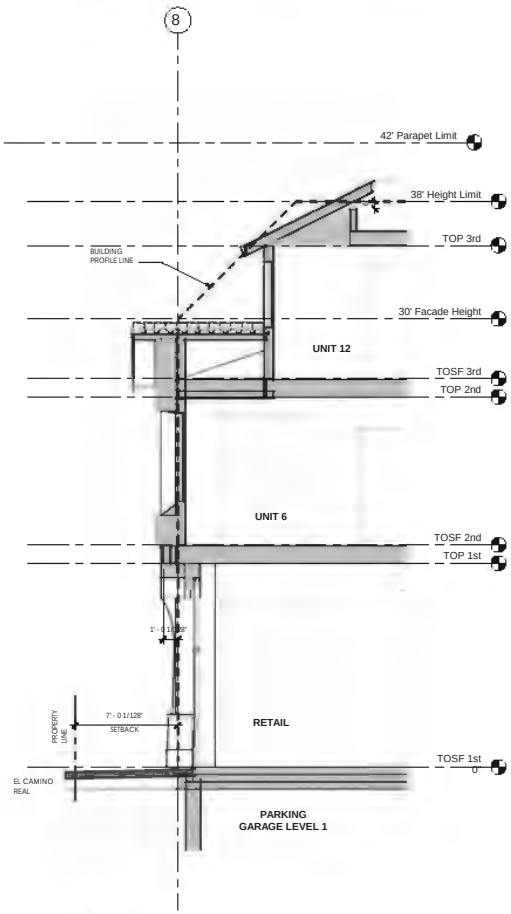
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-224-9770 WWW.EIDARCHITECTS.COM



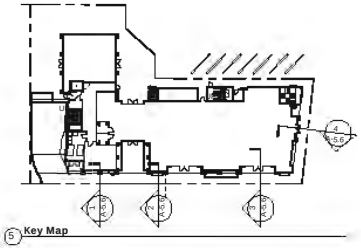
1 MIXED USE BUILDING SECTION 4 - Callout 1
1/4" = 1'-0"

2 MIXED USE BUILDING SECTION 5 - Callout 1
1/4" = 1'-0"

3 MIXED USE BUILDING SECTION 6 - Callout 1
1/4" = 1'-0"



4 MIXED USE BUILDING SECTION 9 - Callout 1
1/4" = 1'-0"



5 Key Map

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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BUILDING PROFILE

SHEET NUMBER
A-5.6

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

3 3D View - Townhouse Front

1 3D View - Cambridge Ave. 1

2 3D View - Cambridge Ave. 2

8/7/2020 04:02:19 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
3D VIEWS 1

SHEET NUMBER
A-6.0

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

3 3D View - Mixed Use Side View

1 3D View - Mixed Use on El Camino 2

4 3D View - Mixed Use Rear View

2 3D View - Mixed Use on El Camino 1

8/7/2020 04:26:19 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
3D VIEWS 2

SHEET NUMBER
A-6.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

8/7/2020 04:05:19 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
RENDERED STREET VIEW OF EL CAMINO REAL & CAMBRIDGE FRONTAGES

SHEET NUMBER
A-6.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

EID ARCHITECTS

8/7/2020 04:05:19 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
RENDERED STREET VIEW OF PROPOSED CAMBRIDE AVE. FRONTAGE

SHEET NUMBER
A-6.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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8/7/2020 04:05:20 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
RENDERED STREET VIEW OF PROPOSED ENTRY

SHEET NUMBER
A-6.4

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

EID ARCHITECTS

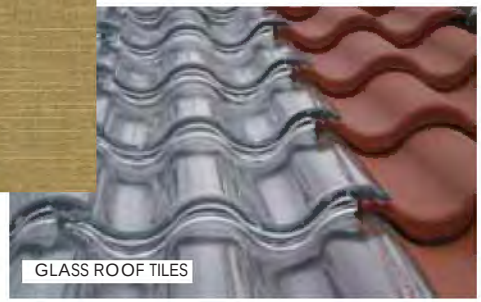
KM "HAYDEN VALLEY"


BALCONY TILE


STANDING SEAM METAL ROOF

KM "TEA CHEST"

SUNBRELLA CANVAS
SILICA BARLEY


GLASS ROOF TILES


CLAY TILE ROOF

KM "RODEO ROUNDUP"


GRASSCRETE


WALNUT WOOD INTEIOR FLOORING

SMOOTH STUCCO
KM "PEARLY WHITE"


PATIO FLOOR TILES

FLICKERING FIREFLY


WALL CAP

8/7/2020 04:05:22 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

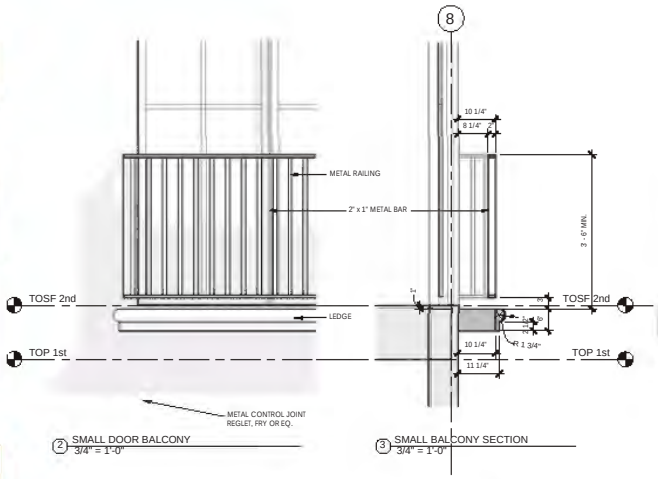
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
COLORS AND MATERIALS

SHEET NUMBER
A-6.5

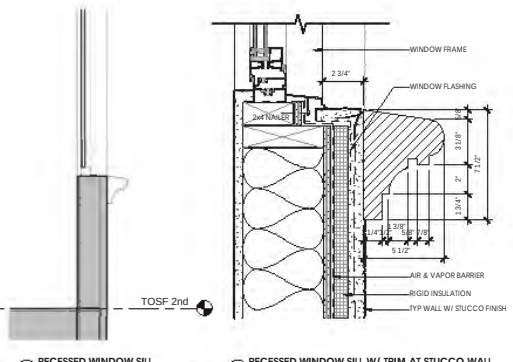
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

DARK RECESSED WINDOWS W/ MULLIONS. SMALL BALCONY WITH DOOR



2 SMALL DOOR BALCONY
3/4" = 1'-0"

3 SMALL BALCONY SECTION
3/4" = 1'-0"

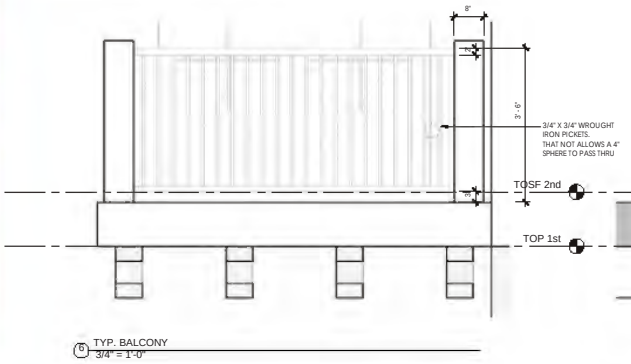


4 RECESSED WINDOW SILL
3/4" = 1'-0"

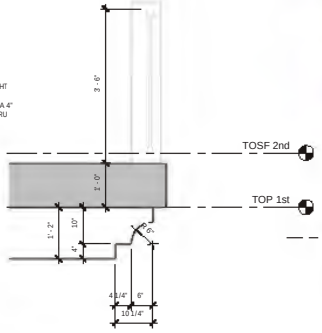
5 RECESSED WINDOW SILL W/ TRIM AT STUCCO WALL
3" = 1'-0"

CAST STONE WINDOW SILL

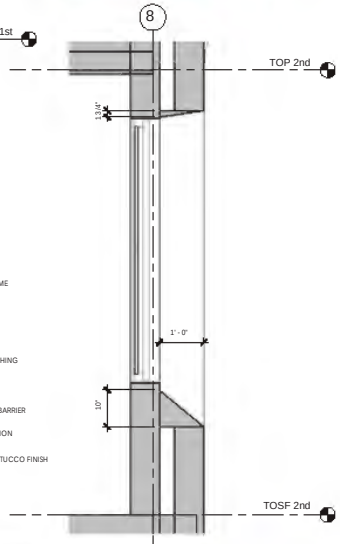
ARCHED STOREFRONT GLAZING

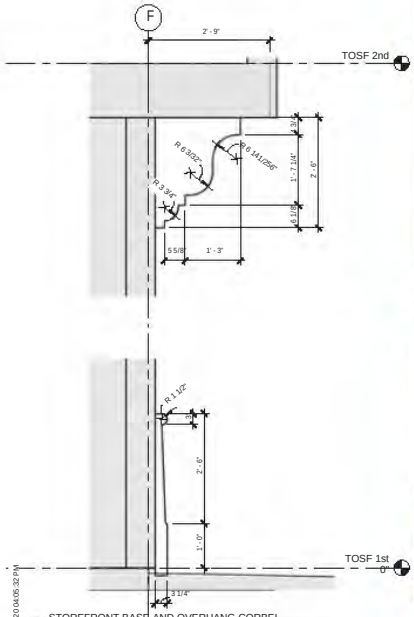


6 TYP. BALCONY
3/4" = 1'-0"



7 TYP. BALCONY W/ CORBELS
3/4" = 1'-0"

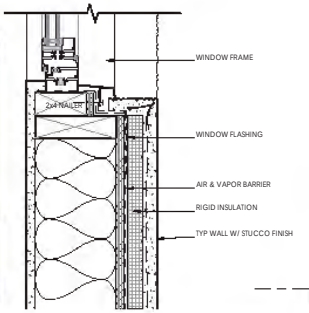




STOREFRONT BASE AND OVERHANG CORBEL
3/4" = 1'-0"

STOREFRONT BASE

TYP. BALCONY



8 TYP. RECESSED WINDOW SILL AT STUCCO WALL
3" = 1'-0"

9 FLARED WINDOW
3/4" = 1'-0"

8/7/2020 04:05:32 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
MATERIALS AND DETAILS

SHEET NUMBER
A-6.6

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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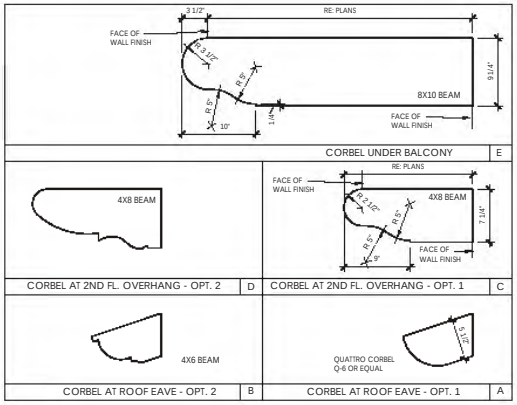
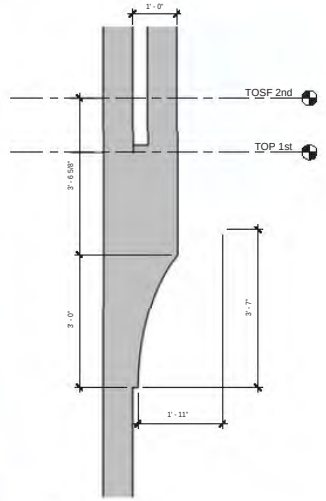
BALCONY W/ CORBELS



1 CORBEL PROFILES
1 1/2" = 1'-0"

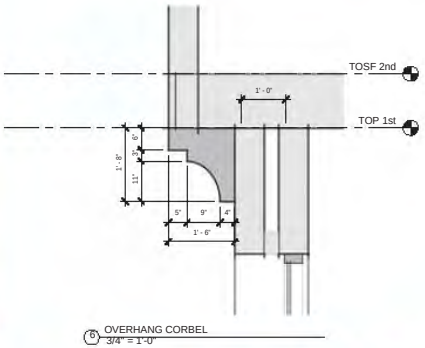
LIVING WALL



3 CURVE AT BASE OF STAIR TOWER
3/4" = 1'-0"

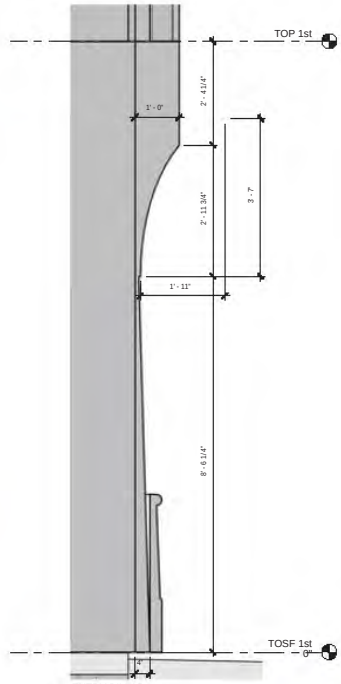
RAIN WATER SCUPPER & LEADER

CORBELS AT OVERHANG



5 OVERHANG CORBEL
3/4" = 1'-0"

ENTRY PILLARS



4 ENTRY PILLAR
3/4" = 1'-0"

PLANTER BOX

ENTRY RETAIL

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DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
MATERIALS AND DETAILS

SHEET NUMBER
A-6.7

ENVIRONMENTAL INNOVATIONS IN DESIGN
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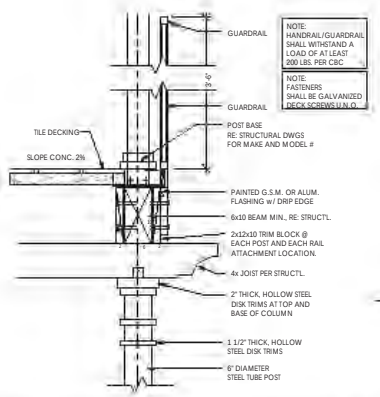
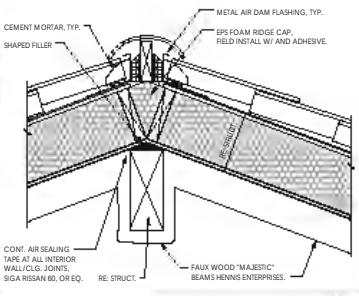
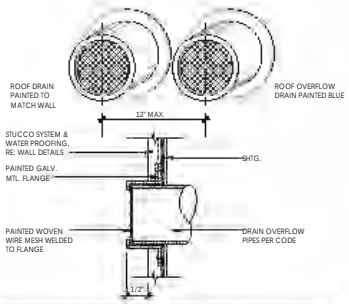


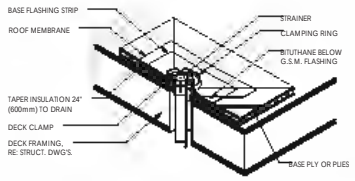
COLUMN AT DECK 1" = 1'-0" 13



ROOF RIDGE 1 1/2" = 1'-0" 10

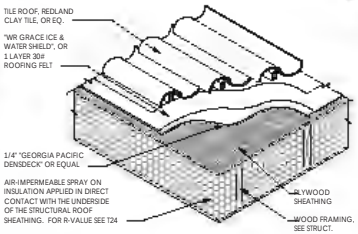


ROOF DRAINAGE PIPES 7



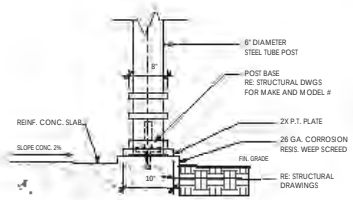
NOTE:
1. MINIMUM 30" (750mm) SQUARE, BITUTHANE BELOW G.S.M. FLASHING. FLANGE MUST BE PRIMED WITH PRIOR TO STRIPPING.
2. MEMBRANE PLIES, METAL FLASHING, AND FLASH IN PLIES EXTEND UNDER CLAMPING RING. STRIPPING MEMBRANE EXTENDS 4" (100mm) BEYOND EDGE OF FLASHING SHEET, BUT NOT BEYOND EDGE OF SUMP.
3. INSTALL OVERFLOW DRAIN PER CODE.

DECK DRAINAGE 4

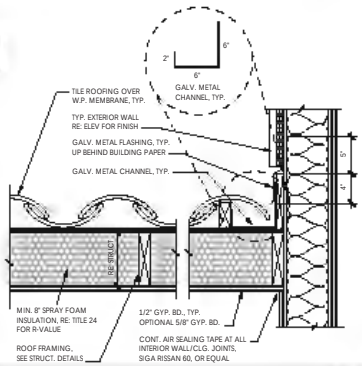


ROOF SYSTEM NOTES:
1. PROVIDE HIGH WIND ANCHORS AS REQ'D AT ALL ROOF INSTALLATIONS.
2. AT AREAS NOT RECEIVING THE FASCIA GUTTERS, PROVIDE GALV. MTL. DRIP FLASHING CONTINUOUS AT EDGE OF ROOF. INSTALL PER N.R.C.A RECOMMENDATIONS.
3. REFER TO PLANS FOR OVERHANG TREATMENTS.
4. SEE ATTACHED ICC-ESR & UL REPORTS FOR ADDITIONAL INFORMATION.

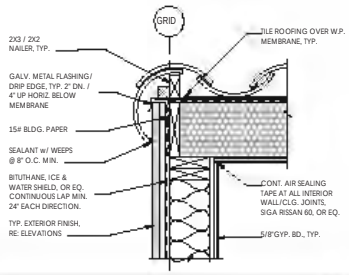
TILE ROOF 3



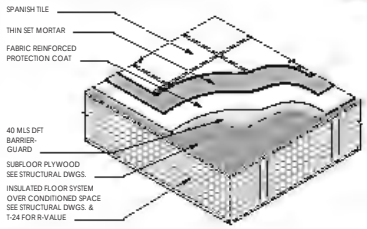
COLUMN BASE 1" = 1'-0" 12



ROOF AT WALL 1 1/2" = 1'-0" 9

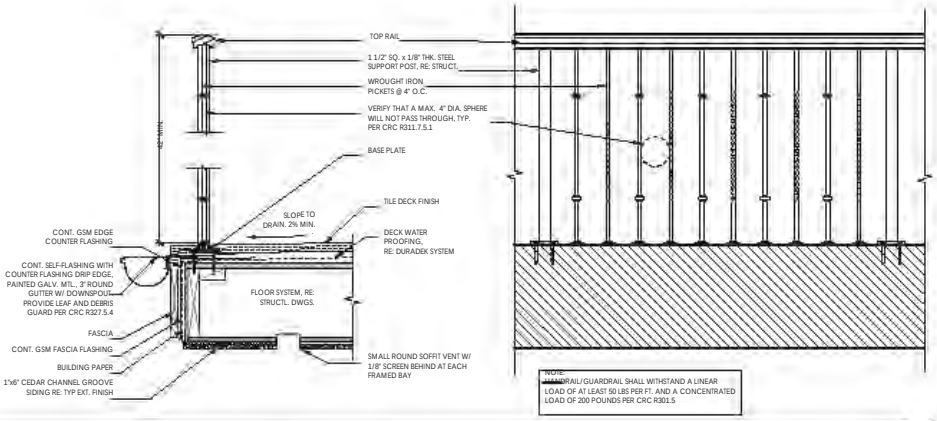


ROOF RAKE EDGE 1 1/2" = 1'-0" 6

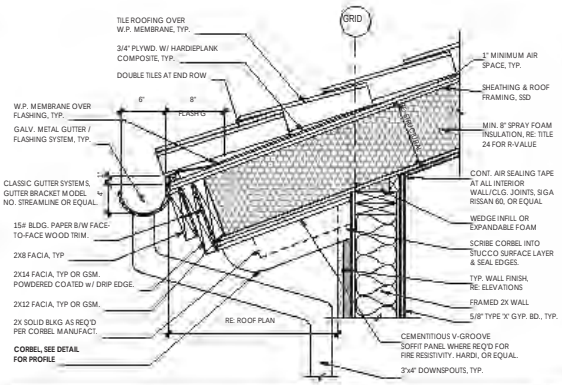


DECK NOTES:
1. AT AREAS NOT RECEIVING THE FASCIA GUTTERS, PROVIDE GALV. MTL. DRIP FLASHING CONTINUOUS AT EDGE OF DECK. INSTALL PER N.R.C.A. RECOMMENDATIONS.
2. REFER TO PLANS FOR OVERHANG TREATMENTS.

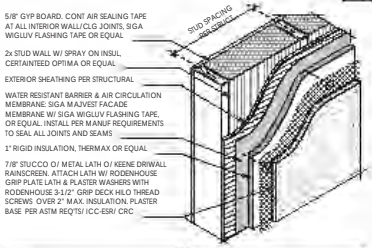
TILE DECK 2



DECK RAILING 1 1/2" = 1'-0" 11



ROOF EAVE 1 1/2" = 1'-0" 5



NOTE: ESB SHALL BE EXEMPT FROM FORMALDEHYDE REGULATIONS, PER C.A.R.B.

NOTE: APPLY PER MANUFACTURER'S SPEC'S, CRC SECTION R703, ASTM REQ'TS & ICC-ESR

NOTE: WATER RESERVE BARRIER AT ALL WOOD BASE SHEATHING PER CRC R703.7.3

TYP. EXTERIOR WALL SYSTEM - STUCCO 1

DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE DETAILS

SHEET NUMBER A-6.7b

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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SUBMITTAL DATA: CHILLER SERIES SCM036/060

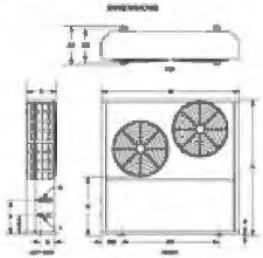
Reverse Cycle Heat Pump

STANDARD FEATURES

- Dual System Programmable Compressor (Two Separate Refrigerant Circuits)
- Simple Piping & Plumbing
- Easily Zoned
- 30% Larger Condenser Coil than Traditional Units
- Self Diagnostic Control – Cane/ Factory Programmed – Field Adjustable
- Low Current (AMP Requirements
- Simplified Installation & Ease of Service
- Quiet Operation – "Soft Start" Package
- Highest R.410A COP and EER
- No Refrigerant Handling
- Refrigerant Stays Outside the Building
- Low Ambient Antifreeze Protection
- 30% Less Refrigerant than Conventional Split System
- Durable Baked Enamel Finish
- Low Ambient Cooling Available
- Automatic Load/Lag between Compressors
- Easy Service Access

SPACE PAK

SUBMITTAL DATA: CHILLER SERIES SCM036/060



Cooling Operation – 47°F water

Heating Operation

SPACE PAK

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SPACE PAK Model SCM Air to Water Heat Pump — Installation, Operation & Maintenance Manual

Section 2: Specifications and ratings

Figure 1 Model SCM rating data

Item	Units	SCM-036	SCM-060	Item	Units	SCM-036	SCM-060
Cooling capacity (Note 2)	Btuh - kW	34,000 / 10.0	46,500 / 13.6	Supply voltage	VAC	208/230	208/230
Heating capacity (Note 3)	Btuh - kW	44,000 / 13.0	62,000 / 18.2	Running current, cooling (Note 1)	Amps	11.0	16.3
Fan speed	RPM	850	850	Running current, heating (Note 1)	Amps	11.0	15.3
Bypass valve	Yes/No	No	No	MCA (Note 1)	Amps	15	20.1
Water volume	Gallons	3	3.5				
Supply connections	Sweat/NPT	1	1	Water connections	Sweat/NPT	1	1
Minimum supply temperature	°F	30	30	Minimum supply temperature	°F	14	14
Minimum flow	GPM	1	1.5	Maximum flow	GPM	12	15
Pressure drop at minimum flow	Feet WC	3	4.7	Pressure drop at maximum flow	Feet WC	21	34
Net weight	Lbs	320	330	Operating weight	Lbs	345	355
Shipping weight	Lbs	345	355	Shipping dimensions	Inches	47 x 15 x 35	47 x 15 x 35

Note 1: Maximum ratings DO NOT include water pump, wire, shims. This pump is supplied by the installer. Add the pump current rating to the values listed above. Adjust HACR proceedings.
Note 2: Performance at 80° ambient temperature, 47° water.
Note 3: Performance at 47° ambient temperature, 120° water.

Figure 2 Model SCM coding

Typical model	S	C	M	0	4	8	A	4
Position	1	2	3	4	5	6	7	8
Designation	Unit Type			Capacity			Series	Refrigerant type
Values	SCM = SpacePak Heat Pump/Chiller Module			036 = 3 ton nominal 060 = 5 ton nominal			A = Series "A"	4 = R410A

Examples: SCM-036-A-4 = 3 ton nominal, series A, using R410A refrigerant, SpacePak Heat Pump/Chiller Module
SCM-060-A-4 = 5 ton nominal, series A, using R410A refrigerant, SpacePak Heat Pump/Chiller Module

Standard equipment

- Heat pump/chiller, including twin refrigeration systems, factory-programmed controller, fans and all required internal components
- Powder-coated enclosure
- Auxiliary electric immersion heater (3 KW, 208V/1/60) — requires separate electrical power circuit, 15-amp minimum breaker

Additional components required

- Pump and piping by others
- Expansion tank, properly sized for system volume
- SpacePak Chiller Interface Module

SPACE PAK Model SCM Air to Water Heat Pump — Installation, Operation & Maintenance Manual

Section 4: LOCATION & MOUNTING

WARNING Failure to comply with all of the guidelines IN THE FOLLOWING could result in death, serious injury or substantial property damage.

NOTICE This installation must comply with all applicable local codes.

Prepare the unit

- Inspect the unit for shipping damage. DO NOT use if there is a risk that the damage could affect unit operation
- Make sure all required components are available
- Install optional immersion heater if used. See instructions provided with the heater

Location

- DO NOT locate where the unit could be sprayed by sprinklers.
- DO NOT locate near swimming pools, spas or any location that could cause chlorine or other contaminant to enter the unit
- DO NOT locate where water run-off from adjacent structures could impinge on the unit
- Maintain the clearances shown in Figure 5.
- LOW AMBIENT conditions — Contact SpacePak Technical Support to obtain low ambient adjustment instructions if cooling operation below 55°F is required.
- CORROSIVE ENVIRONMENTS — Do not install the unit in an area subject to sea air or other potential corrosive contaminants.
- INDOOR INSTALLATION — If the unit is installed inside a building, the building must be equipped with an openings sufficient to ensure free discharge of heated (or cooled) air generated by the heat pump/chiller. All clearances must be maintained to ensure free air flow into and out of the enclosure. Make sure no other equipment located in the space will be affected by the unit's air flow.

Handling

- See Figure 4
- Place padding at pressure points to prevent damage to the enclosure
- Use caution when handling. The unit is heavy and could cause severe injury or damage if dropped or handled inappropriately.

Figure 4 Handling with ropes

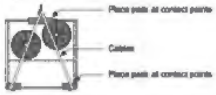
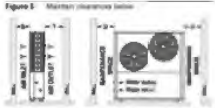


Figure 5 Maintain clearances below



Minimum clearances (inches)			
S	T	U	W
20	60	40	60

Mounting pad

- The SpacePak heat pump/chiller must be mounted on a level concrete and weather-resistant mounting surface, preferably concrete. The structural support must be suitable for the operating weight of the unit and all related components, as mounting pad, snow melting and any other required loads.
- The mounting pad must not be attached directly to a structure where noise transmission would be objectionable.
- Vibration isolators supplied with the chiller may be installed when desired to reduce transmitted vibration.
- The unit must be bolted securely to the pad. Where required by local jurisdiction, the mounting must also be analyzed for seismic loading capability.
- The mounting must ensure that there will be no debris accumulation which might block air flow through the enclosure openings. *The lower edge of the louver fan opening must be above the typical snow line, minimizing allowance for drifting.*
- There must be no accumulation of water that could reach the bottom of the unit's enclosure.

6. AC CHILLER SPECS AND NOISE LEVELS

5. BIKE RACK

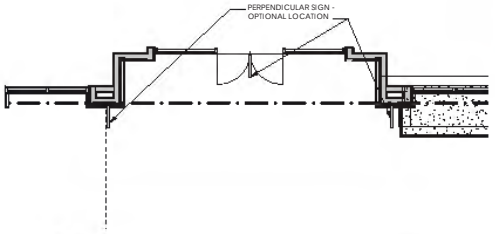
4. BIKE LOCKERS

2. PERPENDICULAR SIGN - OPT. A

2. PERPENDICULAR SIGN - OPT. B

1. LED ADDRESS/ COMMERCIAL SIGNAGE

RETAIL



A TYP. ENTRY SIGNAGE PLAN

B TYP. ENTRY SIGNAGE ELEVATION

3. MASTER SIGN PLAN

DATE		SHEET TITLE	SHEET NUMBER	
08/10/2020	201 EL CAMINO REAL - 612 CAMBRIDGE AVE MENLO PARK, CALIFORNIA 94025	AC CONDENSER SPECS & SIGNAGE	A-6.8	ENVIRONMENTAL INNOVATIONS IN DESIGN 412 OLIVE AVE. PALO ALTO, CA 94306 PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

INTERIOR VIEW OF FRENCH DOOR

EXTERIOR FRENCH DOOR

DARK DIVIDED WINDOW

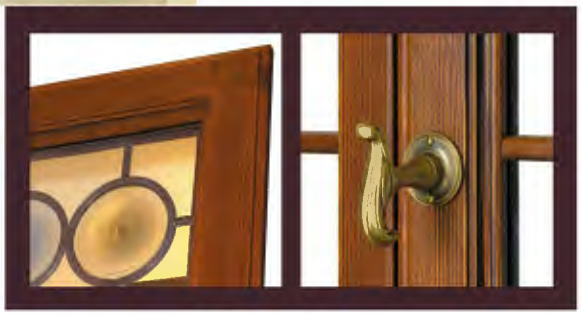
WOOD WINDOW

INTERIOR SIDE
SHOWING HARDWARE

IN SWING CASEMENT

EXTERIOR SIDE

DOUBLE CASEMENT WOOD WINDOW BY COORITALIA



CLOSE UP OF HANDLE
AND OBSCURE WINDOW

TOP VIEW OF CASEMENT
COMING TOGETHER

FABBIO

Falegnameria Fabbio was founded in San Biagio di Callalta (TV) in 1957 by Gino Fabbio as an artisan wood shop with focus on manufacturing high quality windows and doors.
The business has been run since then with creativity and passion; in 1980 Luigino Fabbio enters the family business and starts developing an old world window model that is the perfect replacement in the many renovations of historical buildings in the Veneto area. The historical line is still built today as it was once by using old dove tail techniques, original architectural design, antiquing processes and natural oils and wax.
Thank to Luigino's knowledge and passion for history and details over the years Fabbio has developed various lines of product that are used in restoration of buildings from the XVII-XVIII-XIX century.

In 2005 the new Fabbio Design is born with the intent of completing the historical line with a contemporary line more suitable for today's modern architecture. The new innovative Extrema has a frameless design with a "clean" look and is a perfect match for modern design. Fabbio Design has grown over the years adding new lines like the "Fly" that maintains all the quality details of a Fabbio Design product in today's competitive market or the "Museo" which has been developed for a custom project and with its unique bronze exterior clad represent a top of the line product.
To manufacture a great window you must start with high quality wood; Fabbio Design uses only the best woods sourced from Forest Stewardship Council (FSC) sources, as well as being FSC certified themselves. The finishing oils, stains, waxes are chosen for both their high quality and eco-friendly characteristics.

In pursuing the philosophy of innovation and on-going commitment to provide a better service to the customer in 2013 Fabbio Design inaugurated the new headquarters in San Biagio di Callalta near Venice – Italy, with over 32,000 sf of manufacturing capabilities, including state of the art CNC machines, and the new Fabbio USA LLC with headquarters in San Francisco, CA

Flexibility is the essence of Fabbio Design. No project is too big or too small, weather our customers want something simple or something highly customized, something antique or something modern we are here to help and we can do it with a quality of craftsmanship that is second to none.

HISTORY OF FABBIO DESIGN

8/7/2020 04:16:18 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
WINDOW & DOOR IMAGES

SHEET NUMBER
A-6.9

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
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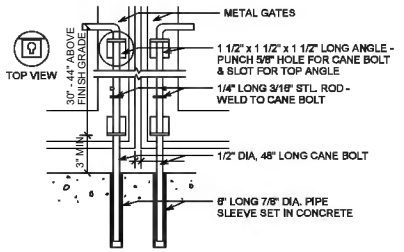
EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

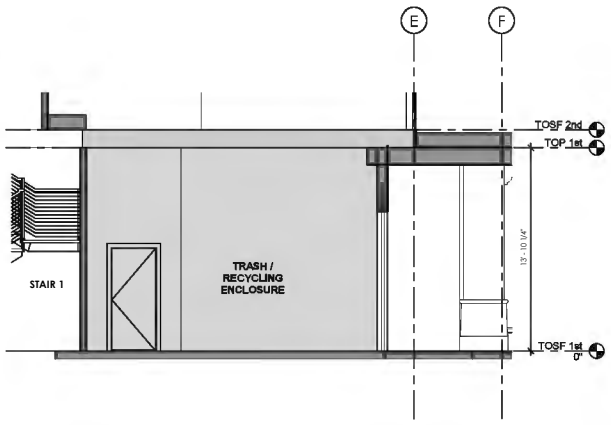


5 LOCKING MECHANISM
3/8" = 1'-0"

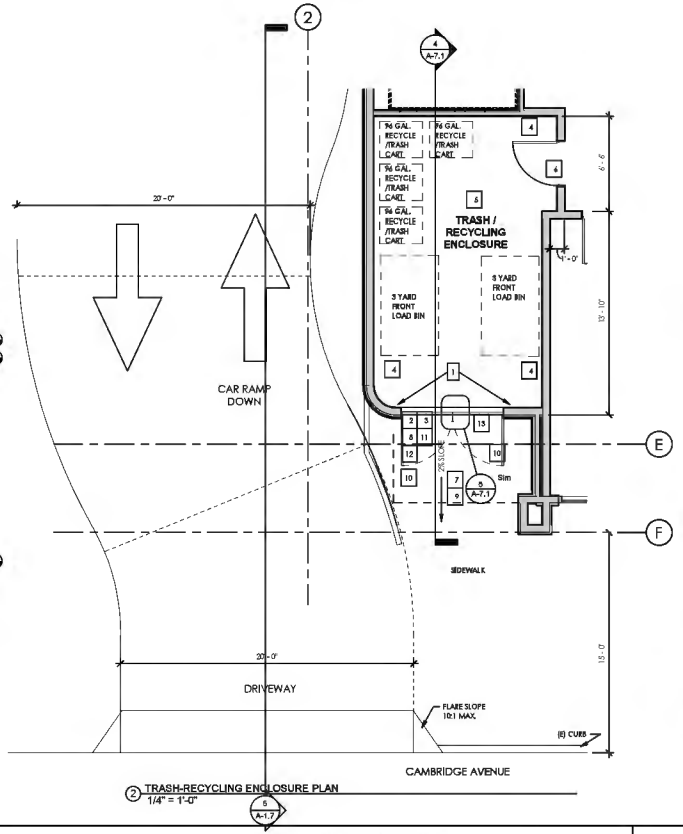
NOTES

1. HSS 4x4x1/4 STEEL POST @ HINGE SIDE OF GATE, CONC. FILLED, PRIMED AND PAINTED TO MATCH WALLS.
2. 16 GAUGE METAL FRAME TUBE STEEL.
3. GALVANIZED STEEL HARDWARE & FASTENERS.
4. RE: STRUCTURAL DRWGS FOR CONC. SLAB, REINFORCEMENT & WALLS.
5. MOTION ACTIVATED, WALL-MOUNTED LED LIGHTING, VANDAL RESISTANT.
6. 3'-0" DOOR TO BE EASILY ACCESSIBLE FOR RESIDENTS TRASH / RECYCLING ACCESS.
7. STRESS PAD TO WITHSTAND MIN. WEIGHT OF 56,000 LBS COLLECTION TRUCK.
8. GATES TO BE PAINTED TO MATCH BLDG ACCENT FEATURES.
9. DESIGN, ENGINEERING, AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY
10. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90° TO THE CLOSED POSITION.
11. 20 GAUGE VERTICAL CORRUGATED METAL PANEL AND/OR - VERTICAL RUSTICATED WOOD PLANK.
12. ANGLE IRON REINFORCED FASTENING ALONG EDGE OF CORRUGATED PANEL AND METAL TUBE FRAME, WHERE APPLICABLE.
13. 1/2" DIA. STOCK SLIDE BARREL BOLT (LOCKABLE).

3 TRASH / RECYCLING NOTES
N.T.S.



4 TRASH-RECYCLING ENCLOSURE ELEVATION
1/4" = 1'-0"



2 TRASH-RECYCLING ENCLOSURE PLAN
1/4" = 1'-0"

HD-9STX

BendPak

Four-Post Lifts
SKU# 5175862
9,000-lb. Capacity, Four-Post Lift / Narrow Width / High Lift

Questions? Contact BendPak's Sales Team
sales@bendpak.com | 1-800-253-2363
Monday - Friday, 7AM to 4:30PM PST

More Height and Narrow Body

The HD-9STX is your 9,000-lb. rugged four-post lift solution for when you need get something heavy and high, but you don't have room to spare on the sides. Perfect for vehicle storage and service in shops and garages with higher ceilings. Whether you're a service professional or a DIYer, BendPak's got the right lift for you. This model is available with optional casters, drip-trays, jack platform and more.

HD-9 Series Lifts

SKU#	Model	Description
5175859	HD-9XL	Standard Width / Extended Length
5175860	HD-9ST	Narrow Width
5175863	HD-9XW	Standard Width / High Lift

Features

- CE Approved and Certified. Meets or exceeds the standards prescribed by European Standard EN-1493
- Freestanding design
- Perfect for parking, storage and service
- Runways accommodate narrow and standard vehicles
- Runways include rail-kit for optional accessories
- Single hydraulic cylinder mounted underneath runway
- Fully enclosed lifting cables, safety locks and sheaves
- Internal anti-sway slider blocks in each column
- Oversized self-lubricating cable rollers
- Heavy-duty 3/8" aircraft cable and 1.25" roller axles
- Runways feature non-skid surface
- Push-button pneumatic safety release
- Independent backup slack-cable safety latches
- Customizable power unit location
- Removable approach ramps
- Longer approach ramps for low-clearance vehicles
- Optional drive-thru ramps available
- Optional drip trays available
- Optional solid deck available to increase storage capacity
- Optional 4,500-lb. air / hydraulic rolling jacks available
- ETL Approved

Dual-hub cable sheaves
Dual-hub cable sheaves are more expensive to manufacture, but it's not a cost we push back onto you. They're necessary to prevent axles, sheaves and cables from burning out before they should. Our philosophy is that your car lift should be the last thing you worry about first thing in the morning.

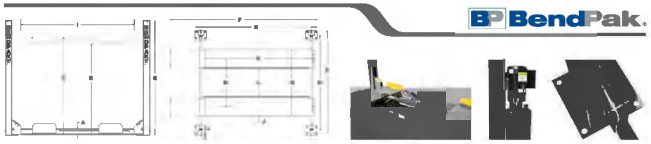
Multi-level locking positions
Unique service technicians require unique servicing positions; with the HD-9, you can safely lock your four-post car lift at varied heights, so you're never crouching or reaching uncomfortably to perform auto maintenance. If you're raising the lift for parking purposes, that variation is going to come in handy, depending on how you stack your vehicles.

Heavy-duty aircraft cable
Each four-post lift comes with four lifting cables made from superior-grade stainless steel. Each individual cable is rated to handle 14,400 lbs. This makes their combined rating over 640% of the total capacity. These cables are hidden within the post columns for both the safety and overall streamlined look of the lift.

Note: An air supply (minimum 30 psi / 3 CFM) is required for the safety-lock mechanisms to disengage. It is solely the responsibility of the end-user to provide, install and maintain the air supply.

*Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult www.autolifts.org for a complete list or contact BendPak via contact@bendpak.com.

BendPak



Model	HD-9XL	HD-9ST	HD-9	HD-9STX	HD-9XW
Style	Standard Width / Ext. Length	Narrow Width	Standard Width	Narrow / High Lift	Standard Width / High Lift
SKU#	5175859	5175860	5175861	5175862	5175863
Lifting Capacity	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)
B - Max. Rise	70" (1,778 mm)	70" (1,778 mm)	70" (1,778 mm)	82" (2,083 mm)	82" (2,083 mm)
C - Max. Lifting Height	74.5" (1,892 mm)	74.5" (1,892 mm)	74.5" (1,892 mm)	86.5" (2,197 mm)	86.5" (2,197 mm)
D - Overall Width	130.25" (3,308 mm)	100.25" (2,546 mm)	130.25" (3,308 mm)	100.25" (2,546 mm)	130.25" (3,308 mm)
E - Outside Length	196" (4,978 mm)	196" (4,978 mm)	196" (4,978 mm)	196" (4,978 mm)	196" (4,978 mm)
F - Overall Length	204" (5,182 mm)	204" (5,182 mm)	204" (5,182 mm)	204" (5,182 mm)	204" (5,182 mm)
G - Height of Columns	88" (2,235 mm)	88" (2,235 mm)	88" (2,235 mm)	98" (2,489 mm)	98" (2,489 mm)
H - Width between Columns	100.25" (2,555 mm)	89.75" (2,280 mm)	100.25" (2,555 mm)	89.75" (2,280 mm)	100.25" (2,555 mm)
I - Drive-Thru Clearance	86.5" (2,197 mm)	76.5" (1,943 mm)	86.5" (2,197 mm)	76.5" (1,943 mm)	86.5" (2,197 mm)
J - Runway Width	19" (483 mm)	19" (483 mm)	19" (483 mm)	19" (483 mm)	19" (483 mm)
L - Width Between Runways	37.5" (952 mm) - 44-3/8" (1,127 mm)	37.5" (952 mm)	37.5" (952 mm) - 44-3/8" (1,127 mm)	37.5" (952 mm)	37.5" (952 mm) - 44-3/8" (1,127 mm)
N - Outside Edge of Runways	75.5" (1,918 mm) - 82-3/8" (2,092 mm)	75.5" (1,918 mm)	75.5" (1,918 mm) - 82-3/8" (2,092 mm)	75.5" (1,918 mm)	75.5" (1,918 mm) - 82-3/8" (2,092 mm)
Min Wheelbase @ 75%	115" (2,921 mm)	100" (2,540 mm)	100" (2,540 mm)	115" (2,921 mm)	115" (2,921 mm)
Min Wheelbase @ 50%	95" (2,413 mm)	85" (2,159 mm)	85" (2,159 mm)	95" (2,413 mm)	95" (2,413 mm)
Min Wheelbase @ 25%	80" (2,032 mm)	70" (1,778 mm)	70" (1,778 mm)	80" (2,032 mm)	80" (2,032 mm)
Time to Full Rise	50 seconds	50 seconds	50 seconds	50 seconds	50 seconds
Locking Positions	every 4" (102 mm)	every 4" (102 mm)	every 4" (102 mm)	every 4" (102 mm)	every 4" (102 mm)
Motor	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph

1 CAR STACKER SPECS
3/4" = 1'-0"

8/17/2020 04:04:27 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
TRASH-RECYCLING ENCLOSURE AND CAR STACKERS

SHEET NUMBER
A-7.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
419 CLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-224-8770 WWW.EIDARCHITECTS.COM

EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

DIAMOND PATTERN SS316
STAINLESS STEEL PLANT WALL TRELLIS.JPG

Horizon at Playa Vista- Playa Vista, CA
A custom pattern of wall mounted greenscreen® panels is used to describe a sophisticated visual texture on the surface of parking and store entries serving a multi-building office cluster.

greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com

Central Bus - Seattle, WA
greenscreen® panels are mounted to a steel frame with a simple attachment clip, producing a green façade trellis structure for a variety of vines that will shade this south building exposure.

greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com

Eastern Village CoHousing - Silver Spring, MD
greenscreen® panels mounted to balconies are also connected vertically to the roof garden on this four story residential building. Two plant species grow intertwined from the planting beds at the building front.

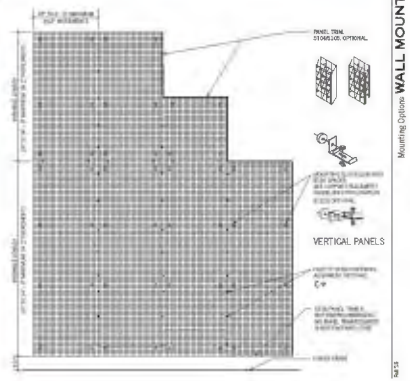
greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com

Houston Memorial Hospital - Houston, TX
Tall sections of greenscreen® wall mounted panels fill with evergreen Star Jasmine at the parking structure adjacent to the hospital.

greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com

mounting options

Wall Mounted
This example showing multiple modular panels in a wall hung application references typical trims and clips from our Accessory Items list. Combine custom screen sizes and profiles for your own unique greenscreen®.



greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

8/17/2020 04:04:29 PM

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
COLOR & MATERIAL BOARD - GREENSCREEN WALL

SHEET NUMBER
A-7.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 CLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-224-6770 WWW.EIDARCHITECTS.COM

EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

Beyond Efficiency

Berkeley, CA • Truckee, CA • Jackson, WY
(415) 236-1388 (530) 208-0112 (307) 200-7236
P.O. Box 9779, Jackson, WY 83002 • team@beyondefficiency.us

PROJECT NARRATIVE: Enduring Human-Centered Building

This project is intended to 1) enhance occupants' well-being and quality of life, 2) minimize long-term operations and maintenance costs, and 3) support a healthy natural environment. This narrative outlines overarching goals for the project and is intended to provide high-level guidance to the ownership, design and construction team on best practices and performance goals. Specific methods, systems, materials, and products will be specified in design development and construction documents.

Integrated Design Approach

The team will invest in an integrated design process throughout the entire project lifecycle to facilitate communication and collaborative problem solving. This approach requires the project team to consider the whole building as an integrated collection of its systems, considering how each decision impacts other disciplines and overall project goals. To support this approach, we will schedule a design charrette during the conceptual design phase. A charrette is an interdisciplinary session involving all key disciplines and can help facilitate efficient, common-sense, achievable strategies for optimizing a project's environmental performance.

Site integration and community activation

Native drought-tolerant landscaping that integrates rain gardens and bioswales create an attractive, environmentally responsible, integrated storm water management system for the site. Attractive streetscapes, seating, pedestrian-scale landscaping, decorative light fixtures, awnings and trellises, public art, and other features create an inviting, lively sidewalk experience. Convenient and plentiful short-term and long-term bicycle parking, gear storage areas, strong connections to sidewalks and bike lanes, and other design features encourage biking, walking and other outdoor activities.

Space and material efficiency

A compact, efficient building layout maximizes residential density while providing inviting homes and community gathering spaces. Prefabricated building components, resource-efficient design approaches, careful material takeoffs, and reuse of waste materials where appropriate minimize on site construction waste. Prefabricated components could also significantly reduce construction time, reducing carrying costs and allowing residents to move into their homes months earlier.

Energy efficiency

Passive design strategies including above-code levels of insulation, highly airtight enclosures verified with blower door testing, heat-recovery ventilation, and high-performance windows are prioritized. Optimizing efficiency of the building envelope minimizes heat loss in winter and heat gains in summer and maximizes comfort while

significantly reducing peak heating and cooling loads. This allows the mechanical system to be downsized greatly reducing energy use for the lifetime of the building.

Windows are optimized for daylight penetration deep into spaces, and external window shading provides effective sun control on south and west façades to minimize overheating and the need for active cooling. Ceiling fans in common rooms, living areas and bedrooms provide low-tech comfort. 100% LED lighting, occupancy sensors, and ENERGY STAR appliances round out the energy efficiency strategy.

Whole-building energy modeling will be performed to assess proper levels of investment in the building envelope and equipment efficiency. Analyses will reveal projected performance of various options with regard to heating and cooling loads, energy usage, and utility costs.

Electricity monitoring systems will be integrated to allow for troubleshooting of problem equipment, controls or management practices; and supports ongoing understanding of energy usage for continuous feedback and improvement.

Renewables and zero energy

With a passive design approach, a zero energy goal may be within reach. We are interested in exploring opportunities to design the project to be "zero energy ready," or integrate solar photovoltaic (PV) panels or solar thermal water heating to achieve zero energy.

Water quality and conservation

Native drought-tolerant landscaping that integrates rain gardens and bioswales create an attractive, environmentally responsible, integrated storm water management system for the site. High-efficiency toilets, low-flow showerheads, on-demand hot water circulation, and drip irrigation with weather-based controllers will conserve water and save money for owners.

Certification Programs

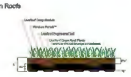
Certification Programs are a tool to help a project team create a building that has a positive impact on the users and the environment. Rather than focus on achieving a certain level or number of points the project aims to use the program to support the holistic building goals. Programs that may be a good fit for the project include:

- LEED – Healthy, highly efficiency and cost savings green buildings
- Living Building Challenge – Rigorous proven performance standard based on regenerative design framework
- WELL – Advancing health and well-being
- Fitwel – Optimizes buildings to support health
- GPR – Healthy, comfortable, durable and resource efficient homes

201 El Camino Real & 612 Cambridge Avenue Scorecard (ID: TEST ID)

PROJECT NARRATIVE

- **Soil Depth:** Approximately 6"
- **Module Size (plastic):** 1' x 2' x 3-¼"
- **Saturated Weight:** Approximately 40-50 lbs per square foot
- **Dry Weight:** Approximately 30 pounds per square foot*



WHAT IT IS.

The Deep System is used for biodiverse green roofs. With 6 inch soil depth it becomes possible to support a broad array of non-succulent plants. One can literally create a prairie or shade garden on the roof. Naturally the weight is greater, appx. 40-50 pounds per square foot, depending upon soil and plants, but the weight is not so heavy as to greatly drive up the cost of the supporting structure.

WHAT IT DOES.

It is primarily used for biodiversity, prairies and garden-like perennial plantings. It also allows for food growing and shade planting, on roofs that are too shady for succulent plants. The Deep System is excellent for saving energy, good for storm water management, and easily meets most green space requirements.

Because it can support a broad array of plants, it can provide habitat and food for pollinators such as butterflies and honeybees and various bird species. Plantings can be random and naturalistic as well as patterned. The Deep System also seamlessly transitions to the **Standard** or **Maxx** System without need for edging in between.

WHAT PLANTS WORK.

we are strong proponents of having a built-in irrigation system. It's cheap insurance and by watering occasionally, once per week with 1 inch of water, you can keep your plants thick and lush even through drought and heat—this makes maintenance easy and it looks nice. What's more, if you keep some moisture in the soil, you will optimize evaporative cooling and save substantially on cooling costs. In any geographic area that has access to irrigation water, this is a win-win scenario, in respect to energy and resource savings.

Other than that, soil fertility should be managed attentively; typically one application of high quality sulfur coated fertilizer each spring is sufficient. LiveRoof's Smart Weeding™ method should be followed regardless of geography (this is where the maintenance person takes a short "weed walk" every two weeks during the growing season—thus preventing the few baby weeds from growing up and having offspring).

HOW IT'S GROWN.

The base succulent plants are usually started from an assortment of cuttings that are mixed together, applied to the soil surface, and grown to maturity in the nursery setting. Occasionally, particularly if the designer is looking for something unique, the plant palette can be started from a combination of Sedum cuttings and plugs. Accent plants are typically planted from plugs or divisions.

In any event, each Standard System project is delivered fully grown (a process that typically takes 8 to 12 weeks depending upon climate and plant selections).

COMPARATIVE COST.

The Standard System is economical and will vary somewhat with the plant selections. It usually grows quickly, and installs very easily and quickly as well.

LiveRoof Deep

The Standard System is the workhorse, used on 80% or more of LiveRoof projects. At 4.25 inches of soil, it is the popular choice for most new construction projects and many retrofits. With saturated weight of 27-29 lbs/sq ft, it is the perfect convergence of functional merits, cost and versatility.

WHAT IT DOES.

It provides exceptional storm water management, significant energy savings—even more if irrigated during the warm season. It is commonly used to meet green space requirements, provides modest biodiversity, supporting pollinators such as butterflies and honeybees, and will grow a palette of beautiful low maintenance plants—broad enough for both simple and relatively intricate designs. On top of this, the Standard System can seamlessly transition to the **Deep** and **Maxx** Systems without need for edging in between.

WHAT PLANTS WORK.

The type of plants used in the Standard System include a full array of low to tall growing sedums—from fine to very coarse-textured, green, yellow, blue, maroon and multi-colored. Flowers range from white, yellow, pink or purple. Alliums of all sizes are compatible and with regular irrigation a few a low-growing grasses such as little bluestem or prairie dropseed are possible, as are a few broad leaved non-succulent perennials.

HOW IT LOOKS.

Because Sedum plants range from fine- to very coarse-textured, and very short to quite tall, the look can vary according to the needs of the project. If one wants a fine-textured moss-like look it can be accomplished easily. But, course-textured and prairie-like are doable as well. Broad expanses are often planted, and more intricate patterns are done as well.

WHAT IT NEEDS.

With 4-14 inches of soil, the Standard System has pretty good water holding capacity, at least for succulent plants. But, when the summers are hot, it can dry down to the point where even Sedums need irrigation. And, given that climates everywhere are warming, we recommend irrigation as an inexpensive insurance policy—at least on moderate to large roofs. And, while many Standard Systems are installed without built-in irrigation,

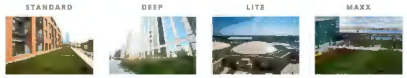
tightly in place, from parapet to parapet or surrounded by **RoofEdge** or **RoofStone**.

Elevators are removed for a seamless, instantly mature green roof.

settle any loose soil and get the LiveRoof system off to a great start.

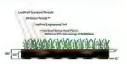
Four Options for the Perfect Match

We offer the unique, patented LiveRoof hybrid module in four soil depths to accommodate a broad array of green roof design objectives and climatic challenges.



LiveRoof Standard

- **Soil Depth:** Approximately 4 ¼"
- **Module Size (plastic):** 1' x 2' x 3-¼"
- **Saturated Weight:** Approximately 29 lbs per square foot
- **Dry Weight:** Approximately 20 pounds per square foot*



WHAT IT IS.

LIVING ROOF SPECIFICATION SHEETS

DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

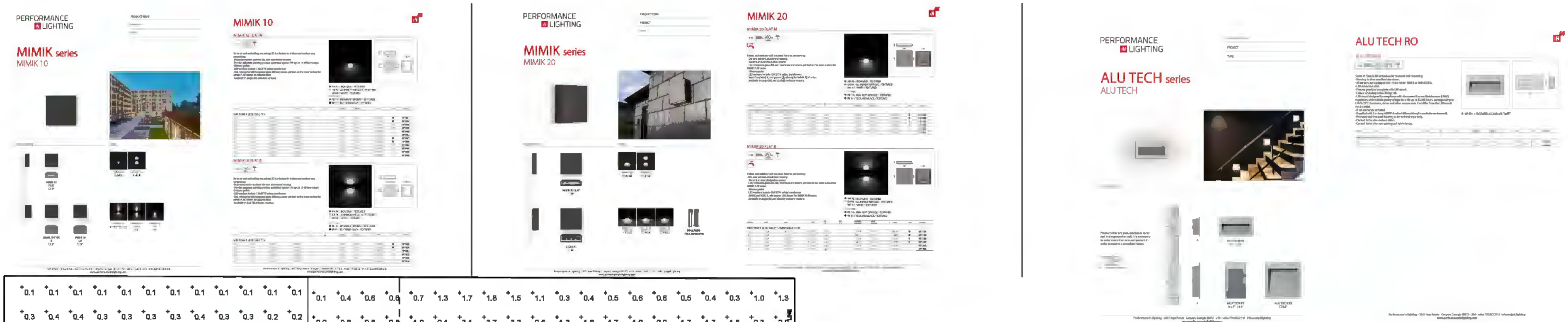
MENLO PARK, CALIFORNIA 94025

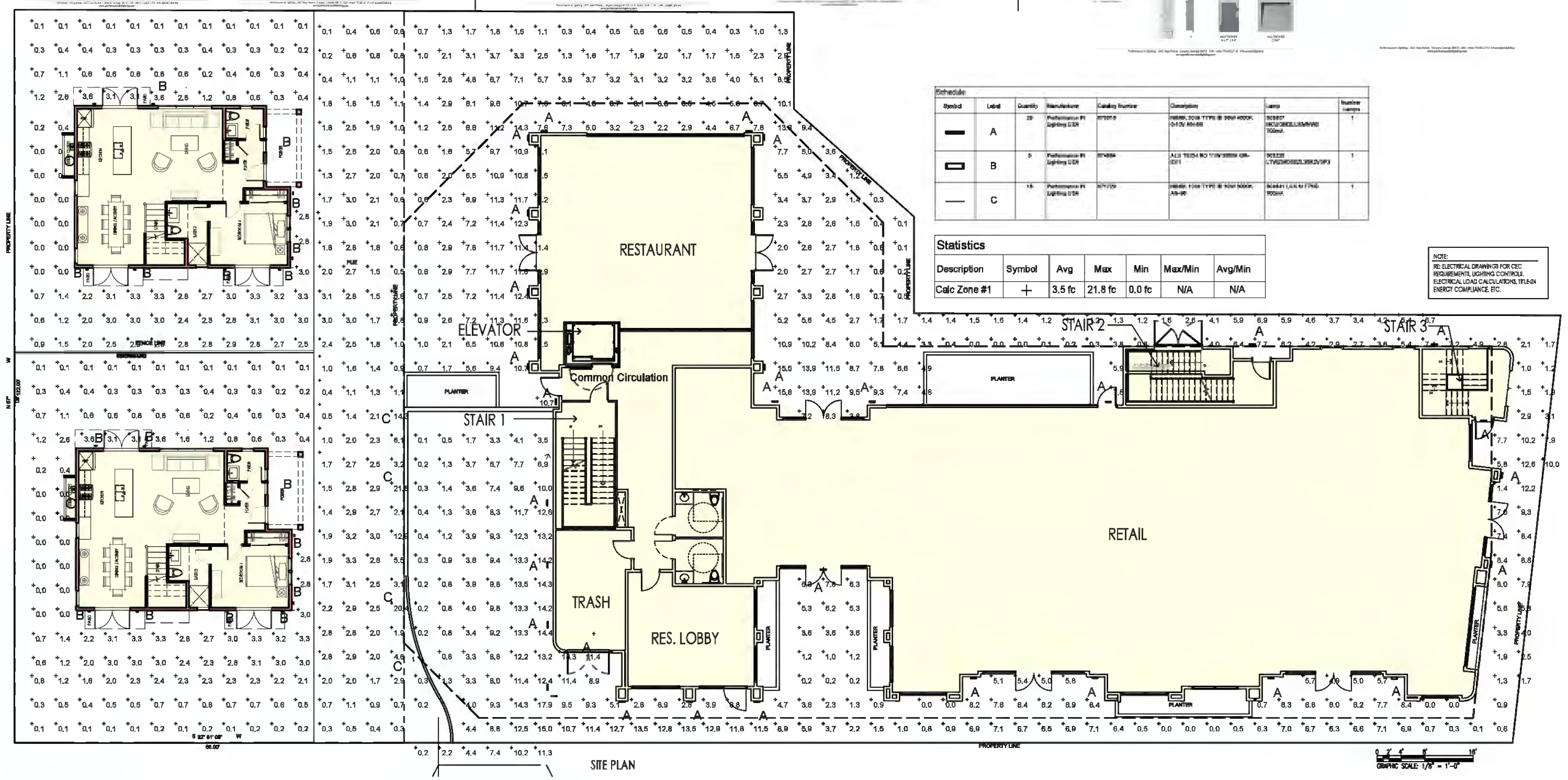
SHEET TITLE: LEED BUILDING INFO

SHEET NUMBER: LEED-1.0

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 CLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-256-8770 WWW.EIDARCHITECTS.COM

EID ARCHITECTS ECO FUNCTIONAL ARCHITECTURE





Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps
▬	A	29	Performance in Lighting USA	[illegible]	[illegible]	[illegible]	1
▭	B	5	Performance in Lighting USA	[illegible]	ALU TECH RO [illegible]	[illegible]	1
—	C	16	Performance in Lighting USA	[illegible]	[illegible]	[illegible]	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	21.8 fc	0.0 fc	N/A	N/A

NOTE:
RE: ELECTRICAL DRAWINGS FOR CEC REQUIREMENTS, LIGHTING CONTROLS, ELECTRICAL LOAD CALCULATIONS, TITLE-24 ENERGY COMPLIANCE, ETC.

DATE
08/10/2020

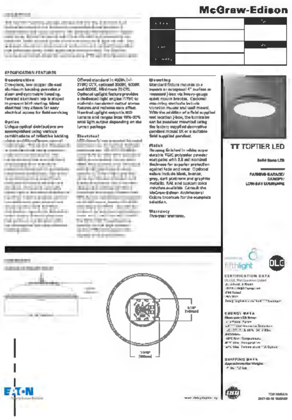
201 EL CAMINO REAL - 612 CAMBRIDGE AVE

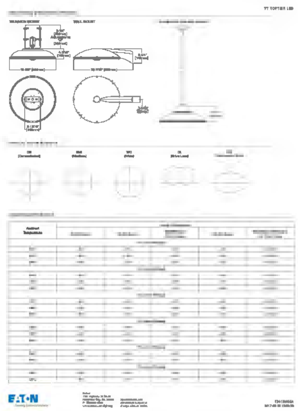
MENLO PARK, CALIFORNIA 94025

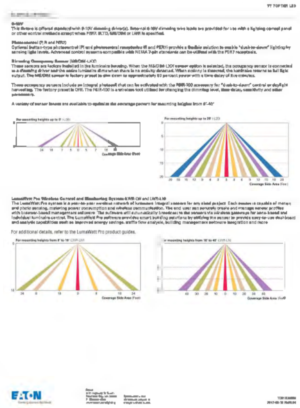
SHEET TITLE
SITE PLAN
LIGHTING PHOTOMETRIC

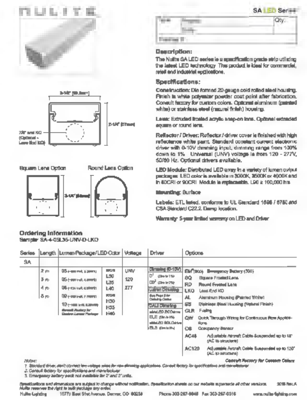
SHEET NUMBER
RCP-1.1

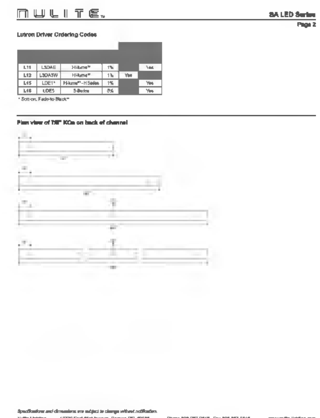
ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM
EID ARCHITECTS





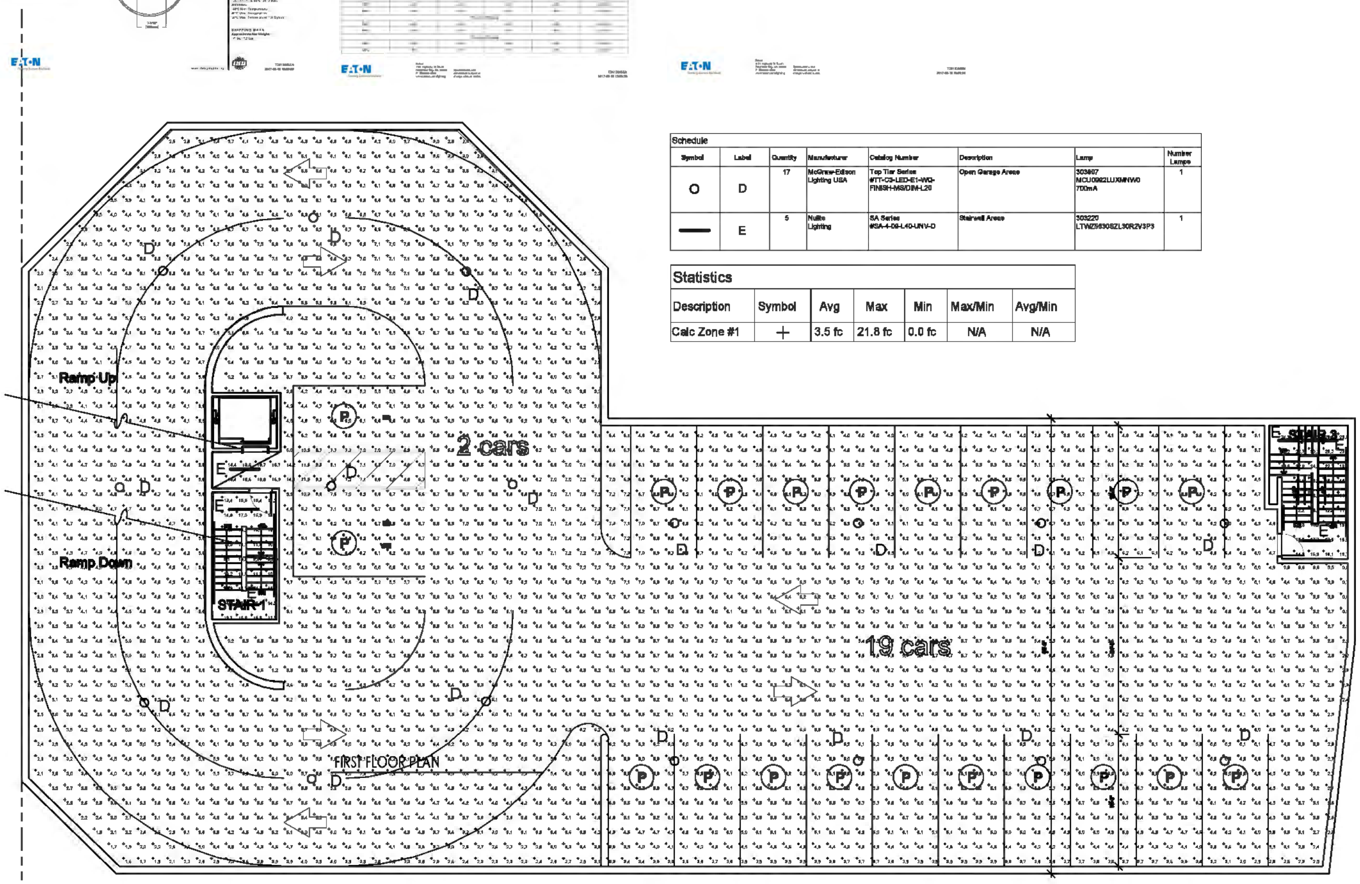






Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps
O	D	17	McGraw-Edison Lighting USA	Top Tier Series #TT-C3-LED-E1-WQ-FINISH-MS/DIM-L20	Open Garage Areas	303607 MCU0902LUXMNW0 700mA	1
—	E	5	Nulite Lighting	SA Series #SA-4-09-L40-UNV-D	Stairwell Areas	303220 LTWZ5630SZL30R2V3P3	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	21.8 fc	0.0 fc	N/A	N/A



PARKING GARAGE LEVEL 1

NOTE:
RE: ELECTRICAL DRAWINGS FOR CEC REQUIREMENTS, LIGHTING CONTROL, ELECTRICAL LOAD CALCULATIONS, TITLE-24 ENERGY COMPLIANCE, ETC.

GRAPHIC SCALE: 1/8" = 1'-0"

PRINT DATE: 1/3/2019

DATE
08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
PARKING GARAGE - LEVEL 1
LIGHTING PHOTOMETRIC

SHEET NUMBER
RCP-1.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM

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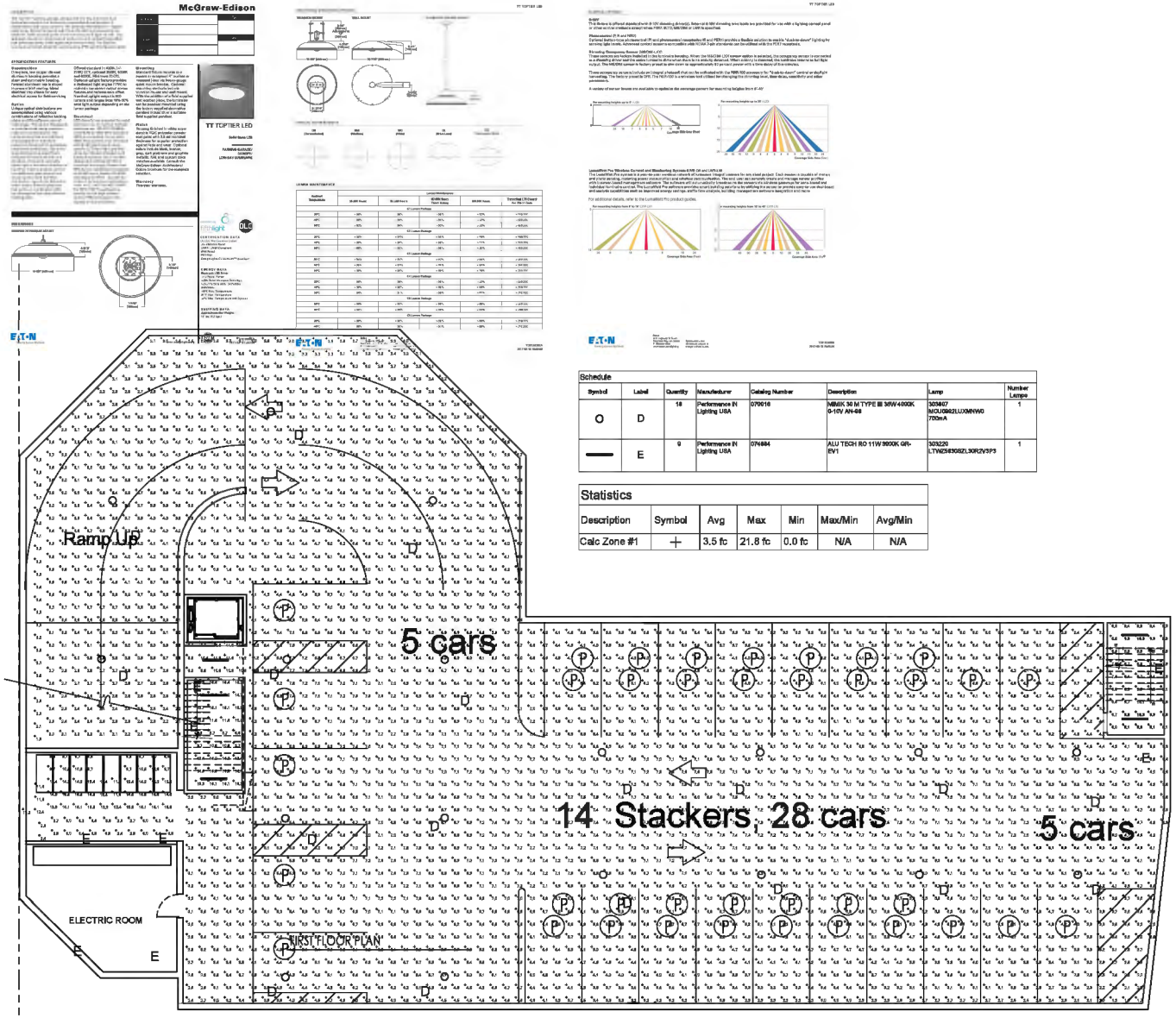

PARKING GARAGE LEVEL 2

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps
O	D	18	Performance IN Lighting USA	070018	MMK 30 M TYPE III 36W 4000K 0-10V AN-68	303427 NCKJ3682LUXMNW0 700mA	1
—	E	9	Performance IN Lighting USA	07N884	ALU TECH RO 11W 3000K GR-EV1	303220 LTWEM930SZL3ORZV3P3	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	21.8 fc	0.0 fc	N/A	N/A

NOTE:
RE: ELECTRICAL DRAWINGS FOR CEC REQUIREMENTS, LIGHTING CONTROLS, ELECTRICAL LOAD CALCULATIONS, T6:E-24 ENERGY COMPLIANCE, ETC.

GRAPHIC SCALE: 1/8" = 1'-0"

PRINT DATE: 10/1/2019

DATE
09/11/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE

MENLO PARK, CALIFORNIA 94025

SHEET TITLE
PARKING GARAGE - LEVEL 2
LIGHTING PHOTOMETRIC

SHEET NUMBER
RCP-1.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
412 OLIVE AVE. PALO ALTO, CA 94306
PHONE: 650-224-6570 WWW.EIDARCHITECTS.COM
EID ARCHITECTS

Stormwater and the Construction Industry

Protect Natural Features

Bad

Good

Minimize clearing.

Minimize the amount of exposed soil.

Identify and protect areas where existing vegetation, such as trees, will not be disturbed by construction activity.

Protect streams, stream buffers, wild woodlands, wetlands, or other sensitive areas from any disturbance or construction activity by fencing or otherwise clearly marking these areas.

Construction Phasing

Bad

Good

Sequence construction activities so that the soil is not exposed for long periods of time.

Schedule or limit grading to small areas.

Install key sediment control practices before site grading begins.

Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.

Vegetative Buffers

Bad

Good

Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.

Maintain buffers by mowing or replanting periodically to ensure their effectiveness.

Silt Fencing

Bad

Good

Inspect and maintain silt fences after each rainstorm.

Make sure the bottom of the silt fence is buried in the ground.

Securely attach the material to the stakes.

Don't place silt fences in the middle of a waterway or use them as a check dam.

Make sure stormwater is not flowing around the silt fence.

Maintain your BMPs!

Site Stabilization

Bad

Good

Vegetate, mulch, or otherwise stabilize all exposed areas as soon as land alterations have been completed.

ONLY RAIN IN THE STORM DRAIN

SAN MATEO COUNTYWIDE STORMWATER POLLUTION PREVENTION PROGRAM (STOPPP)
A program of C/CAG
www.flowstobay.org

Construction Entrances

Bad

Good

Remove mud and dirt from the tires of construction vehicles before they enter a paved roadway.

Properly size entrance BMPs for all anticipated vehicles.

Make sure that the construction entrance does not become buried in soil.

Slopes

Bad

Good

Rough grade or terrace slopes.

Break up long slopes with sediment barriers, or under drain, or divert stormwater away from slopes.

Dirt Stockpiles

Bad

Good

Cover or seed all dirt stockpiles.

Storm Drain Inlet Protection

Bad

Good

Use rock or other appropriate material to cover the storm drain inlet to filter out trash and debris.

Make sure the rock size is appropriate (usually 1 to 2 inches in diameter).

If you use inlet filters, maintain them regularly.

Source: www.epa.gov/npdes/menuofbmps

8/7/2020 04:06:32 PM

DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BEST MANAGEMENT PRACTICES - STORMWATER

SHEET NUMBER
BMP-1

ENVIRONMENTAL INNOVATIONS IN DESIGN
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Stormwater and the Construction Industry

Planning and Implementing Erosion and Sediment Control Practices

The construction industry is a critical participant in the nation's efforts to protect streams, rivers, lakes, wetlands, and oceans. Through the use of best management practices (BMPs), construction site operators are the key defense against erosion and sedimentation.

As stormwater flows over a construction site, it picks up pollutants like sediment, debris, and chemicals. High volumes of stormwater can also cause stream bank erosion, and destroy downstream aquatic habitat. Preventing soil erosion and sedimentation is an important responsibility at all construction sites.

In addition to the environmental impact, uncontrolled erosion can have a significant financial impact on a construction project. It costs money and time to repair gullies, replace vegetation, clean sediment-clogged storm drains, replace poorly installed BMPs, and mitigate damage to other people's property or to natural resources.

Best Management Practice (BMP)
A BMP is a method used to prevent or control stormwater runoff and the discharge of pollutants, including sediment, into local waterbodies. Silt fences, inlet protection, and site-stabilization techniques are typical BMPs on a construction site.

Operator
An operator is someone who has control over and the ability to modify construction plans and specifications (e.g. owner, general contractor)

or

Someone who has control over the day-to-day operations at a site (e.g., owner, general contractor) that are necessary to ensure compliance with the permit requirements. It is the responsibility of a construction site owner or operator to contain stormwater runoff and prevent erosion during all stages of a project.

There may be more than one person at a site who meets these definitions and must apply for permit coverage. (States may have different definitions of the term "operator.")

So what's being done about polluted runoff?

The Clean Water Act includes the National Pollutant Discharge Elimination System (NPDES) permitting program. As of January 2003, 44 states and territories are authorized to issue NPDES stormwater permits. If your state isn't authorized to operate the NPDES stormwater permit program, EPA issues the permits. Permits vary from state to state, so contact your state or EPA for specific information. Your permitting authority has specific information on your state's NPDES stormwater permit program. In general, construction permits require construction operators to do all of the following:

- Develop and implement a stormwater pollution prevention plan
- Submit a permit application or notice of intent (NOI)
- Comply with the permit, including maintaining BMPs and inspecting the site

Under the NPDES program, construction activities that disturb 1 or more acres are required to obtain stormwater permit coverage. States have different names for the plans that construction operators must develop, such as

- Stormwater pollution prevention plan
- Erosion and sediment control plan
- Erosion control and stormwater management plan
- Stormwater management plan
- Water pollution control plan
- Pollution prevention plan

This document uses the term *"Plan."*

I think I need a permit... Where do I start?

All land-disturbing activities, including clearing, grading, and excavation, that disturb 1 or more acres are required to be covered under a state or EPA-issued NPDES construction stormwater permit **prior to land disturbance.** Permit requirements vary by state. Begin by researching the specific requirements in your state. You might already be subject to local erosion and sediment control requirements, but that doesn't release you from the requirements of the NPDES program at the state or EPA level. Although you must comply with both sets of requirements, in most cases they have been designed to be complementary. Contact your permitting authority to find out exactly what you need to do. A good place to start your search is the Construction Industry Compliance Assistance web site at http://www.envcap.org/cica.

The NPDES permit requirements include small construction activities that are part of a larger common plan of development or sale, such as a single lot within a larger subdivision. For developments with multiple operators, all operators must have permit coverage for their individual parts of the larger development, no matter how large or small each operation happens to be. When there are multiple operators at one site, they're encouraged to develop and share one comprehensive Plan and obtain permit coverage as co-permitees.

The **owner or operator** of the construction site is responsible for complying with the requirements of the permit. Responsibilities include developing a Plan, obtaining permit coverage, implementing BMPs, and stabilizing the site at the end of the construction activity.

Construction sites that discharge unpermitted stormwater are in violation of the Clean Water Act and may be subject to fines of up to $27,500 a day per violation.

Determine your eligibility

All construction activity that disturbs 1 or more acres of land, as well as activity that disturbs less than 1 acre but is part of a larger common plan of development, must obtain permit coverage.

Read and understand your stormwater permit requirements

Get a copy of the permit for construction activities and a permit application (or notice of intent form) from your state or EPA permitting authority.

Develop a Plan

Most states do not require you to submit your Plan. However, you do need to keep the Plan on site. If that's impractical, you may post a notice that tells where the Plan is kept so it can be accessed by the permitting authority and other interested parties.

You'll need to post a copy of your completed application on site. Put it in a place where the public can see it so they'll know your site is covered by an NPDES permit!

Apply for permit coverage

Once you understand your permit requirements and have developed a Plan, you can submit a stormwater permit application (or notice of intent) to your permitting authority. This must be done before beginning any land disturbance on the site. Some states require a few days of lead time, so check with your permitting authority. Once you've submitted the application, you must satisfy the conditions of the permit.

Implement the Plan

Be prepared to implement the BMPs in your Plan before construction begins. Ensure that BMPs are properly maintained, and upgrade and repair them as necessary.

Developing and Implementing a Plan

You must have a Plan that includes erosion and sediment control and pollution prevention BMPs. These Plans require

- Advance planning and training to ensure proper implementation of the BMPs
- Erosion and sediment control BMPs in place until the area is permanently stabilized
- Pollution prevention BMPs to keep the construction site "clean"
- Regular inspection of the construction site to ensure proper installation and maintenance of BMPs

Fortunately, the practices and measures that must be included in your Plan are already part of the standard operating procedures at many construction sites.

Six steps are associated with developing and implementing a stormwater Plan. There's a wealth of information available on developing pollution prevention plans. Please contact your permitting authority for help in finding additional guidance materials, or visit www.epa.gov/npdes/stormwater. A sample construction plan is available at www.epa.gov/npdes/pubs/sample_swppp.pdf.

1. Site Evaluation and Design Development

- Collect site information
- Develop site plan design
- Prepare pollution prevention site map

The first step in preparing a Plan is to define the characteristics of the site and the type of construction that will occur. This involves collecting site information, identifying natural features that should be protected, developing a site plan design, describing the nature of the construction activity, and preparing a pollution prevention site map.

2. Assessment

- Measure the site area
- Determine the drainage areas
- Calculate the runoff coefficient

The next step is assessing the impact the project will have on stormwater runoff. Determine the drainage areas and estimate the runoff amounts and velocities. For more information on calculating the runoff coefficient, go to www.epa.gov/npdes/pubs/chap02_conguide.pdf, page 11.

3. Control Selection and Plan Design

- Review and incorporate state or local requirements
- Select erosion and sediment controls
- Select other controls
- Select stormwater management controls
- Indicate the location of controls on the site map
- Prepare an inspection and maintenance plan
- Coordinate controls with construction activity
- Prepare sequence of major activities

In the third step you'll actually document your procedures to prevent and control polluted stormwater runoff. You must delineate areas that will not be disturbed, including critical natural areas like streamside areas, floodplains, and trees. You must also identify the measures (or BMPs) you'll use to protect these areas.

Phasing your project to minimize the amount of exposed soil at any given time is a highly effective way to prevent erosion. Erosion control measures designed to prevent soil from being mobilized include diversions to route stormwater away from exposed soils and stabilization with vegetation, mulch, and geotextiles. Sedimentation control measures designed to remove sediment from stormwater or prevent it from leaving the site include silt fences, sediment traps, and diversions.

You'll need to select erosion and sediment controls—including stabilization measures for protecting disturbed areas and structural controls for diverting run-off and removing sediment—that are appropriate for your particular site. The appropriateness of the control measures will depend on several factors, but will be influenced most directly by the site characteristics. Some stabilization measures you might consider are temporary seeding, permanent seeding, and mulching. Structural control measures include earth dikes, silt fences, and sediment traps. No single BMP will meet all of the erosion and sedimentation control needs of a construction site. A combination of BMPs is necessary. For more information on the types of BMPs appropriate for your construction site, see the BMP fact sheet series available at www.epa.gov/npdes/menuofbmps.

Soil erosion control tips...

- Design the site to infiltrate stormwater into the ground and to keep it out of storm drains. Eliminate or minimize the use of stormwater collection and conveyance systems while maximizing the use of stormwater infiltration and bioretention techniques.
- Minimize the amount of exposed soil on site.
  - To the extent possible, plan the project in stages to minimize the amount of area that is bare and subject to erosion. The less soil exposed, the easier and cheaper it will be to control erosion.
  - Vegetate disturbed areas with permanent or temporary seeding immediately upon reaching final grade.
  - Vegetate or cover stockpiles that will not be used immediately.
- Reduce the velocity of stormwater both onto and away from the project area.
  - Interceptors, diversions, vegetated buffers, and check dams are a few of the BMPs that can be used to slow down stormwater as it travels across and away from the project site.
  - Diversion measures can also be used to direct flow away from exposed areas toward stable portions of the site.
  - Silt fences and other types of perimeter filters should never be used to reduce the velocity of runoff.
- Protect defined channels immediately with measures adequate to handle the storm flows expected.
  - Sod, geotextile, natural fiber, riprap, or other stabilization measures should be used to allow the channels to carry water without causing erosion. Use softer measures like geotextile or vegetation where possible to prevent downstream impacts.
- Keep sediment on site.
  - Place aggregate or stone at construction site vehicle exits to accommodate at least two tire revolutions of large construction vehicles. Much of the dirt on the tires will fall off before the vehicle gets to the street.
  - Regular street sweeping at the construction entrance will prevent dirt from entering storm drains. Do not hose paved areas.
  - Sediment traps and basins are temporary structures and should be used in conjunction with other measures to reduce the amount of erosion.
- Maintaining all BMPs is critical to ensure their effectiveness during the life of the project.
  - Regularly remove collected sediment from silt fences, berms, traps, and other BMPs.
  - Ensure that geotextiles and mulch remain in place until vegetation is well established.
  - Maintain fences that protect sensitive areas, silt fences, diversion structures, and other BMPs.

Other BMPs and Activities to Control Polluted Runoff

You'll need to select other controls to address potential pollutant sources on your site. Construction materials, debris, trash, fuel, paint, and stockpiles become pollution sources when it rains. Basic pollution prevention practices can significantly reduce the amount of pollution leaving construction sites. The following are some simple practices that should be included in the Plan and implemented on site:

- Keep potential sources of pollution out of the rain as practicable (e.g., inside a building, covered with plastic or tarps, or sealed tightly in a leak-proof container).
- Clearly identify a protected, lined area for concrete truck washouts. This area should be located away from streams, storm drain inlets, or ditches and should be cleaned out periodically.
- Park, refuel, and maintain vehicles and equipment in one area of the site to minimize the area exposed to possible spills and fuel storage. This area should be well away from streams, storm drain inlets, or ditches. Keep spill kits close by and clean up any spills or leaks immediately, including spill-on pavement or earthen surfaces.
- Practice good housekeeping. Keep the construction site free of litter, construction debris, and leaking containers. Keep all waste in one area to minimize cleaning.
- Never hose down paved surfaces to clean dust, debris, or trash. This water could wash directly into storm drains or streams. Sweep up materials and dispose of them in the trash. Never bury trash or debris!
- Dispose of hazardous materials properly.

4. Certification and Notification

- Certify the Plan
- Submit permit application or notice of intent

Once the Plan has been developed, an authorized representative must sign it. Now is the time to submit the permit application or notice of intent. Your permit might require that the Plan be kept on site, so be sure to keep it available for the staff implementing the Plan.

Erosion and sedimentation control practices are only as good as their installation and maintenance.

5. Implementing and Maintaining a Plan

- Implement controls
- Inspect and maintain controls
- Update/change the Plan
- Report releases of hazardous materials

A Plan describes the practices and activities you'll use to prevent stormwater contamination and meet the NPDES permit requirements. Make sure that the Plan is implemented and that the Plan is updated as necessary to reflect changes on the site.

Erosion and sedimentation control practices are only as good as their installation and maintenance. Train the contractors that will install the BMPs and inspect immediately to ensure that the BMPs have been installed correctly.

Regularly inspect the BMPs (especially before and after rain events) and perform any necessary repairs or maintenance immediately. Many BMPs are designed to handle a limited amount of sediment. If not maintained, they'll become ineffective and a source of sediment pollution.

It's also important to keep records of BMP installation, implementation, and maintenance. Keep track of major grading activities that occur on the site, when construction activities cease (temporarily or permanently), and when a site is temporarily or permanently stabilized.

If construction plans change at any time, or if more appropriate BMPs are chosen for the site, update the Plan accordingly.

6. Completing the Project: Final Stabilization and Termination of the Permit

- Final stabilization
- Notice of Termination
- Record retention

Many states and EPA require a Notice of Termination (NOT) or other notification signifying that the construction activity is completed. An NOT is required when

- Final stabilization has been achieved on all portions of the site for which the permittee is responsible.
- Another operator has assumed control over all areas of the site that have not been finally stabilized. That operator would need to submit a new permit application to the permitting authority.
- For residential construction only, temporary stabilization of a lot has been completed prior to transference of ownership to the homeowner, with the homeowner being made aware of the need to perform final stabilization.

Permittees must keep a copy of their permit application and their Plan for at least 3 years following final stabilization. This period may be longer depending on state and local requirements.

Preconstruction Checklist

- A site description, including
  - Nature of the activity
  - Intended sequence of major construction activities
  - Total area of the site
  - Existing soil type and rainfall runoff data
  - A site map with:
    - Drainage patterns
    - Approximate slopes after major grading
    - Area of soil disturbance
    - Outline of areas which will not be disturbed
    - Location of major structural and nonstructural soil erosion controls
    - Areas where stabilization practices are expected to occur
    - Surface waters
    - Stormwater discharge locations
  - Name of the receiving water(s)
- A description of controls:
  - Erosion and sediment controls, including
    - Stabilization practices for all areas disturbed by construction
    - Structural practices for all drainage/discharge locations
  - Stormwater management controls, including
    - Measures used to control pollutants occurring in stormwater discharges after construction activities are complete
    - Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel
  - Other controls, including
    - Waste disposal practices that prevent discharge of solid materials
    - Measures to minimize offsite tracking of sediments by construction vehicles
    - Measures to ensure compliance with state or local waste disposal, sanitary sewer, or septic system regulations
  - Description of the timing during the construction when measures will be implemented
- State or local requirements incorporated into the Plan
- Inspection and maintenance procedures for control measures identified in the Plan
- Contractor certification and Plan certification

Implementation Checklist

- Maintain records of construction activities, including
  - Dates when major grading activities occur
  - Dates when construction activities temporarily cease on the site or a portion of the site
  - Dates when construction activities permanently cease on the site or a portion of the site
  - Dates when stabilization measures are completed on the site
- Prepare inspection reports summarizing
  - Name of person conducting BMP inspections
  - Qualifications of person conducting BMP inspections
  - BMPs/Areas inspected
  - Observed conditions
  - Necessary changes to the Plan
- Report releases of reportable quantities of oil or hazardous materials
  - Notify the National Response Center at 800-424-8802 immediately
  - Report releases to your permitting authority immediately, or as specified in your permit. You must also provide a written report within 14 days.
  - Modify the Plan to include
    - The date of release
    - Circumstances leading to the release
    - Steps taken to prevent reoccurrence of the release
- Modify Plan as necessary
  - Incorporate requests of the permitting authority to bring the Plan into compliance
  - Address changes in design, construction operation, or maintenance that affect the potential for discharge of pollutants

An ounce of prevention is worth a pound of cure! It's far more efficient and cost-effective to prevent pollution than it is to try to correct problems later. Installing and maintaining simple BMPs and pollution prevention techniques on site can greatly reduce the potential for stormwater pollution and can also save you money!

EPA
United States Environmental Protection Agency
EPA 833-F-00-001
April 2005
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Visit www.epa.gov/npdes/stormwater for more information.

8/7/2020 10:40:35 PM

DATE 08/10/2020

201 EL CAMINO REAL - 612 CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
BEST MANAGEMENT PRACTICES - EROSION CONTROL

SHEET NUMBER
BMP-2

ENVIRONMENTAL INNOVATIONS IN DESIGN
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EID ARCHITECTS ECO-FUNCTIONAL ARCHITECTURE

BASIS OF BEARINGS

THE BEARING, SOUTH 57°08' EAST, OF UNIVERSITY ROAD (FORMERLY YALE ROAD), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "MAP NO.2 STANFORD PARK" WHICH WAS FILE FOR RECORD IN BOOK 8 OF MAPS PAGE 46, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

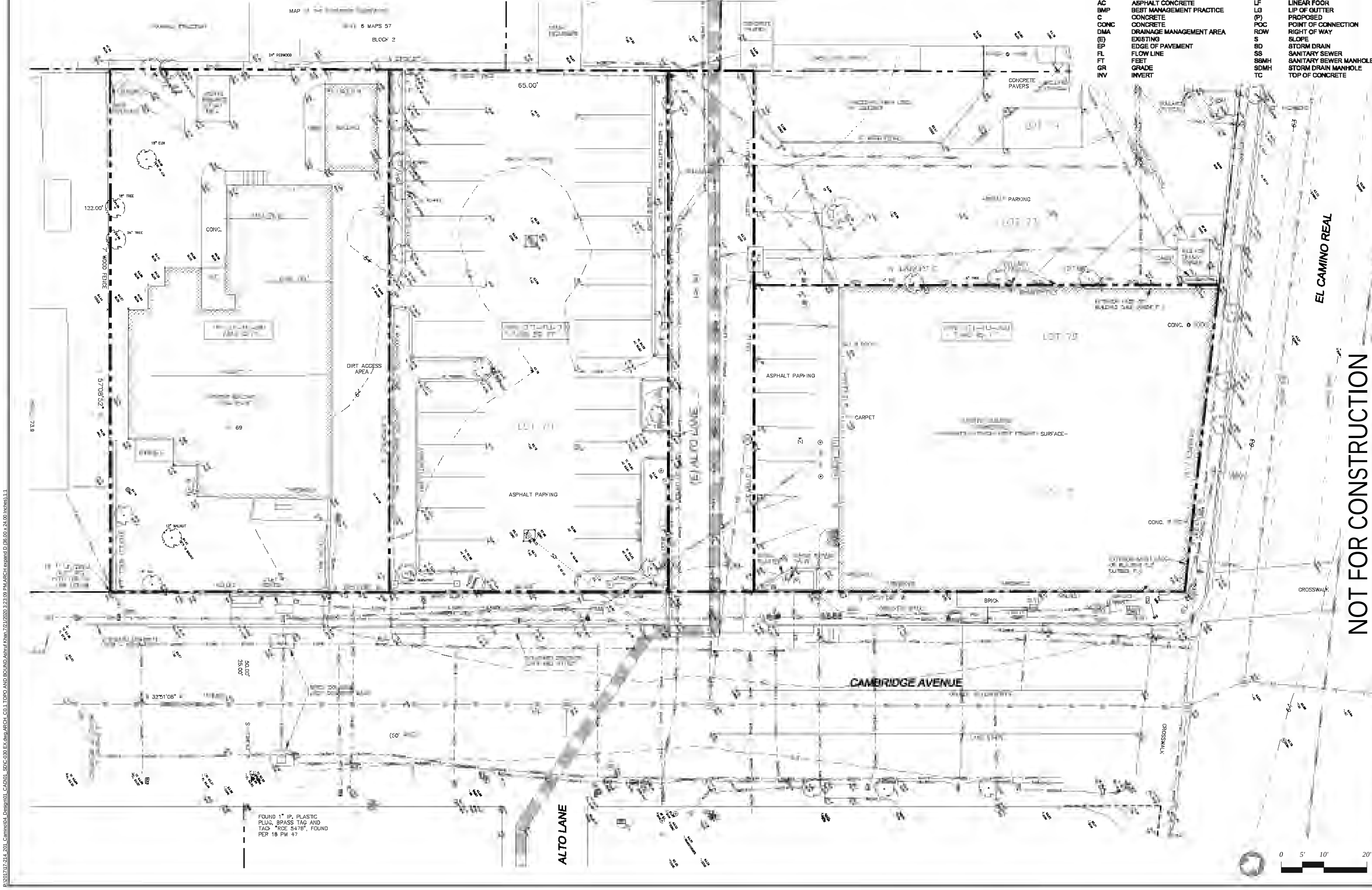
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM.

GENERAL NOTE

1. THE BACKGROUND IS COMPRISED OF A TOPOGRAPHIC SURVEY PERFORMED BY BGT LAND SURVEYING DATED AUGUST 2015 WITH SUPPLEMENTAL SURVEY PERFORMED BY MARK THOMAS ON APRIL 23, 2018.

ABBREVIATIONS

AC	ASPHALT CONCRETE	LF	LINEAR FOOR
BMP	BEST MANAGEMENT PRACTICE	LG	LIP OF GUTTER
C	CONCRETE	(P)	PROPOSED
CONC	CONCRETE	POC	POINT OF CONNECTION
DMA	DRAINAGE MANAGEMENT AREA	ROW	RIGHT OF WAY
(E)	EXISTING	S	SLOPE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FL	FLOW LINE	SS	SANITARY SEWER
FT	FEET	SSMH	SANITARY SEWER MANHOLE
GR	GRADE	SDMH	STORM DRAIN MANHOLE
INV	INVERT	TC	TOP OF CONCRETE



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at CAMBRIDGE AVE
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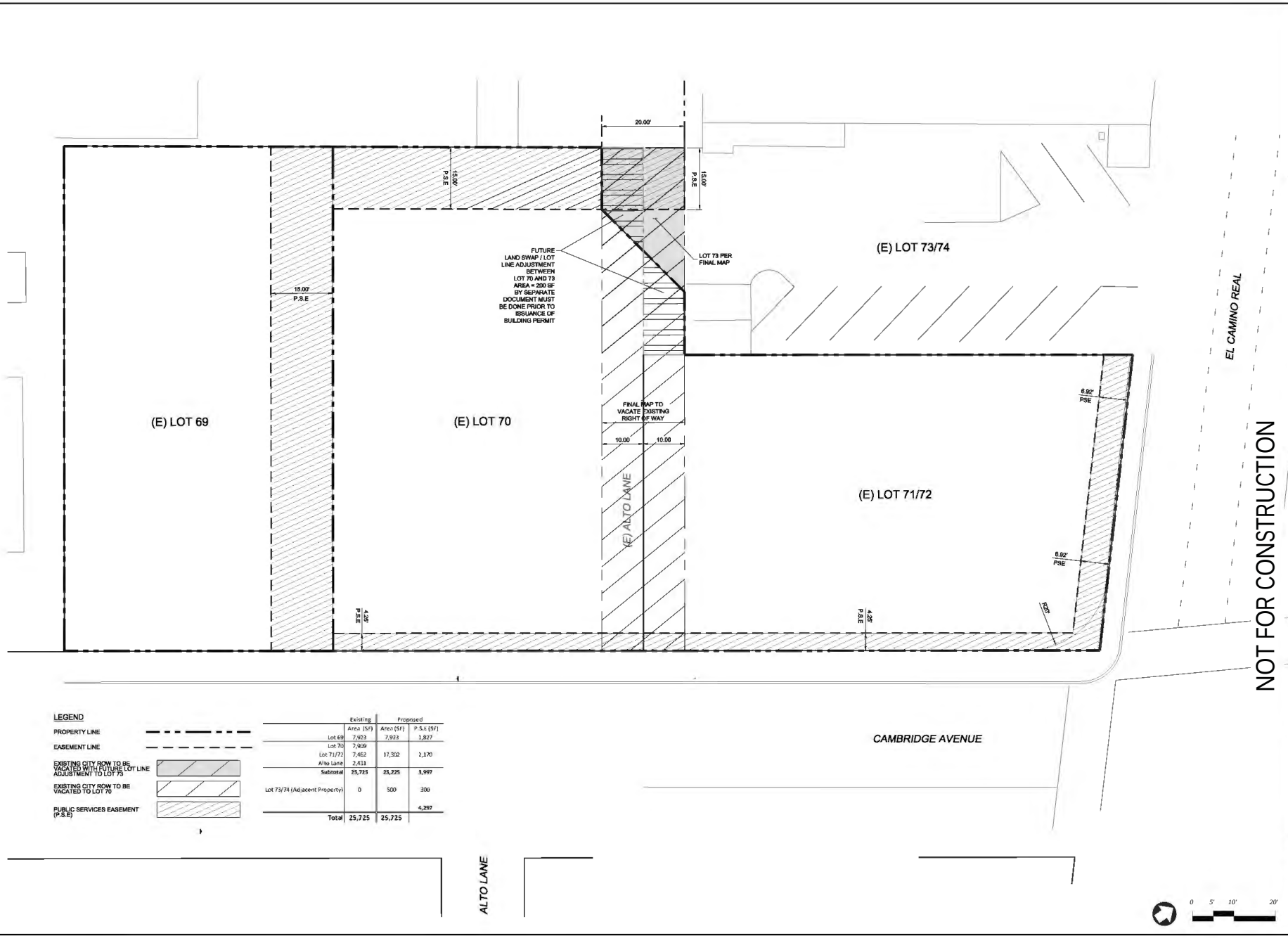
TOPOGRAPHICAL BOUNDARY SURVEY

CHECKED:
PLOT DATE:
PROJ. NO. 17-214
ISSUED: 07/24/2020
DWG. SCALE:
DRAWN BY: AK
SHEET NO.

C0.1



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CITY ROW TO BE VACATED WITH FUTURE LOT LINE ADJUSTMENT TO LOT 73
- EXISTING CITY ROW TO BE VACATED TO LOT 70
- PUBLIC SERVICES EASEMENT (P.S.E)

	Existing	Proposed	
	Area (SF)	Area (SF)	P.S.E (SF)
Lot 69	7,923	7,923	1,827
Lot 70	7,909		
Lot 71/72	7,462	17,302	2,170
Alto Lane	2,431		
Subtotal	**25,725**	**25,225**	**3,997**
Lot 73/74 (Adjacent Property)	0	500	300
			4,297
Total	**25,725**	**25,725**	

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0 5' 10' 20'

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201 EL CAMINO REAL
at CAMBRIDGE AVE
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SHEET TITLE:
PARCEL PLAN

REVISIONS:

CHECKED: CB
PLOT DATE: JULY 24, 2025
PROJ. NO. 17-214
ISSUED: 07/24/2025
DWG. SCALE: 1" = 10'
DRAWN BY: AK

SHEET NO.
C1.0

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C2.0

CIRCULATION PLAN

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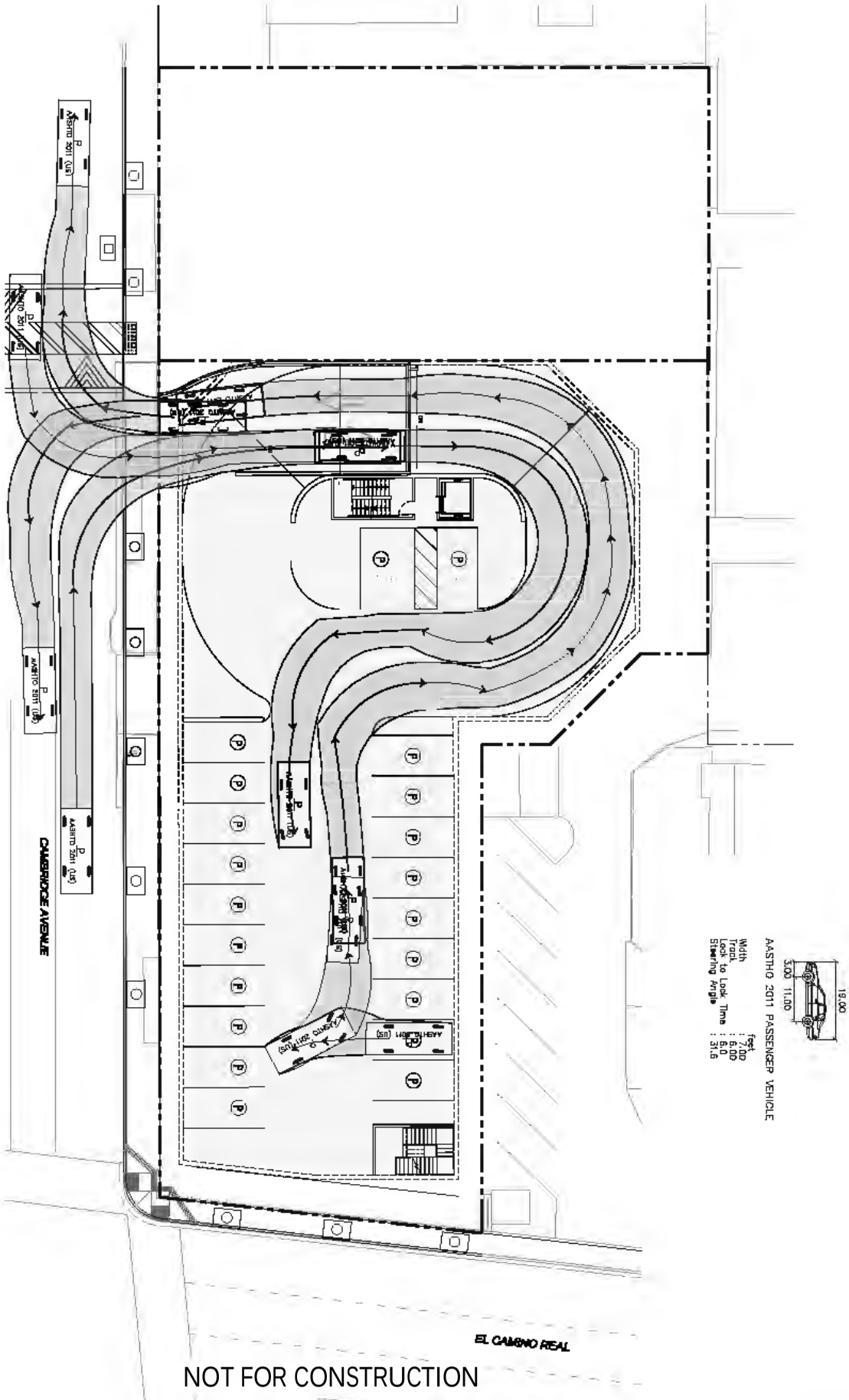

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C2.1

GARAGE
VEHICLE TURNING

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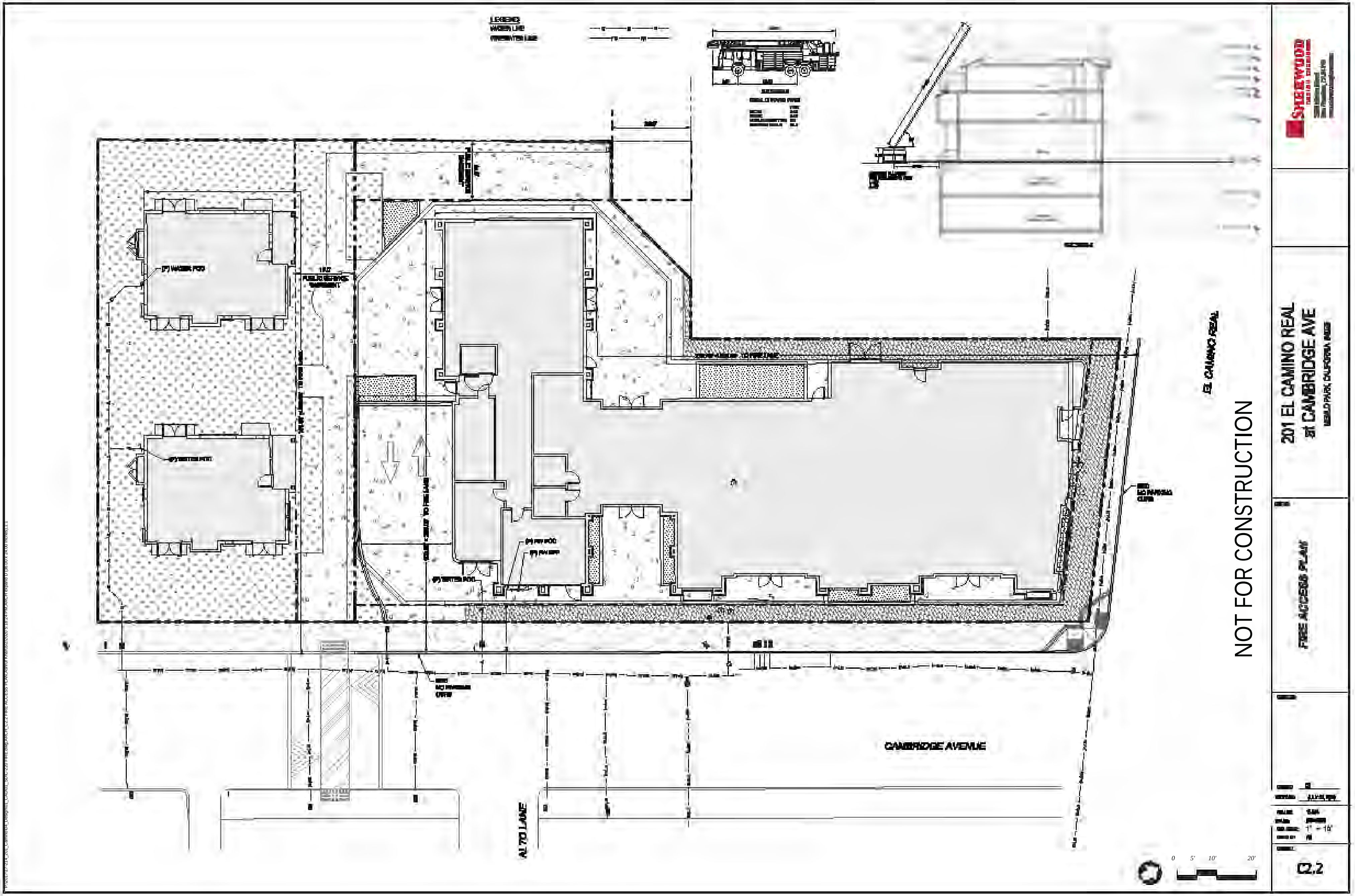
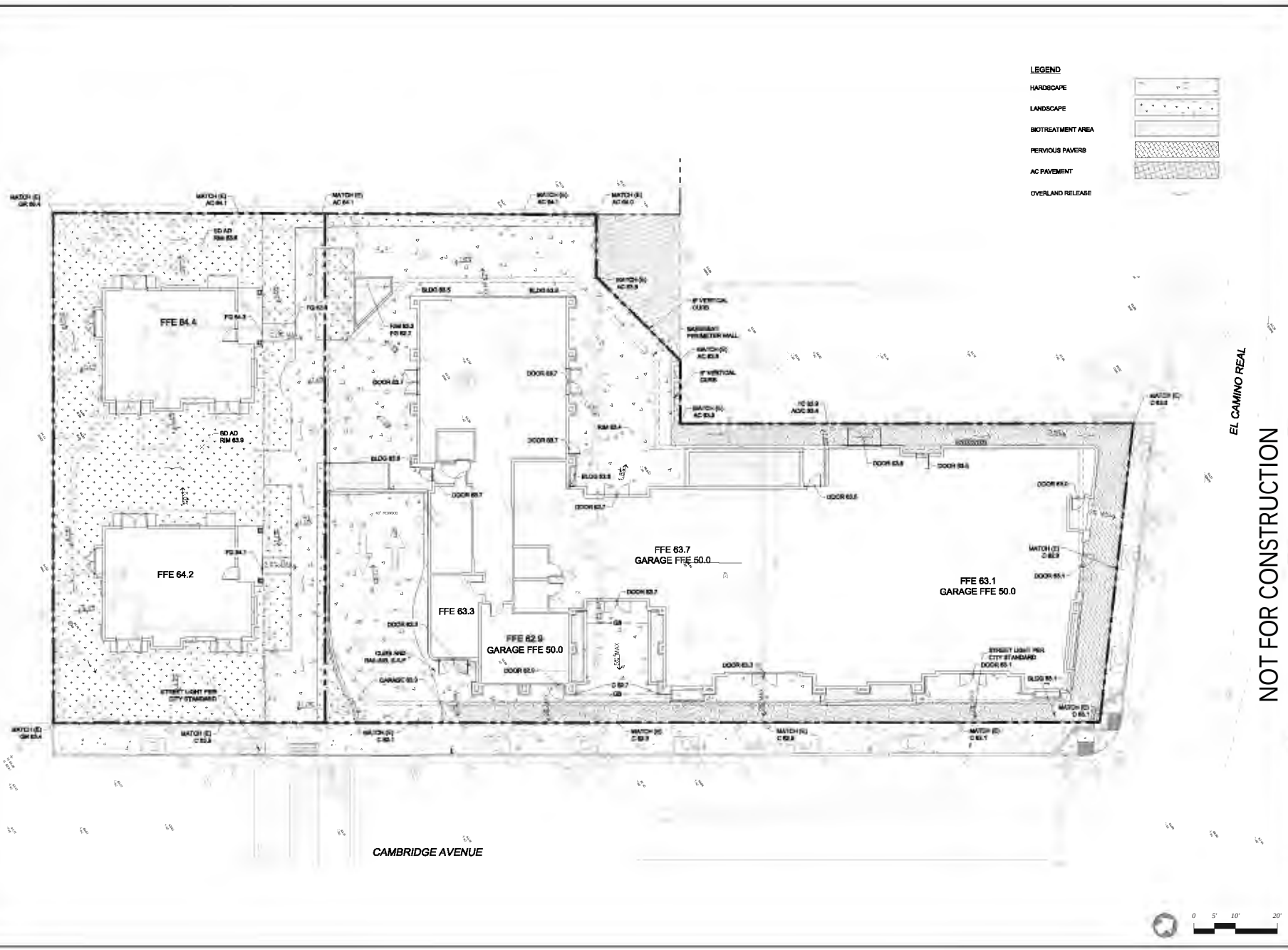

LEGEND
WATER LINE
EL CAMINO REAL
CAMBRIDGE AVENUE
ALTO LANE
0 5' 10' 20'
NOT FOR CONSTRUCTION
SHERWOOD
201 EL CAMINO REAL
at CAMBRIDGE AVE
FIRE ACCESS PLAN
1" = 10'
C2.2



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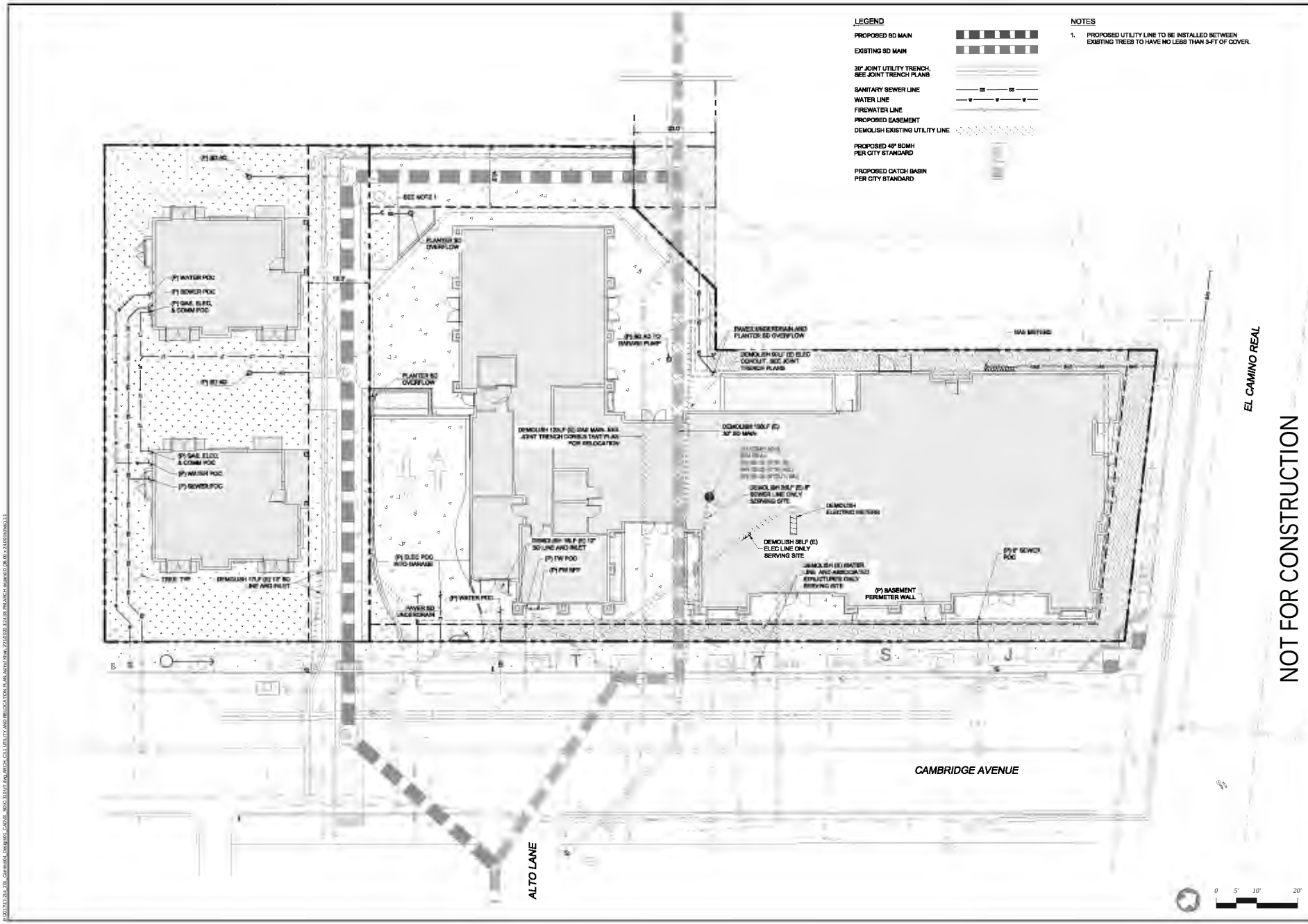
SITE & GRADING PLAN
PRIVATE AND ONSITE

CHECKED: CB
PLOT DATE: 07.21.20
PROJ. NO. 17-214
ISSUED: 07/24/2020
DWG. SCALE: 1"=10'
DRAWN BY: AK
SHEET NO.
C3.0



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201 EL CAMINO REAL
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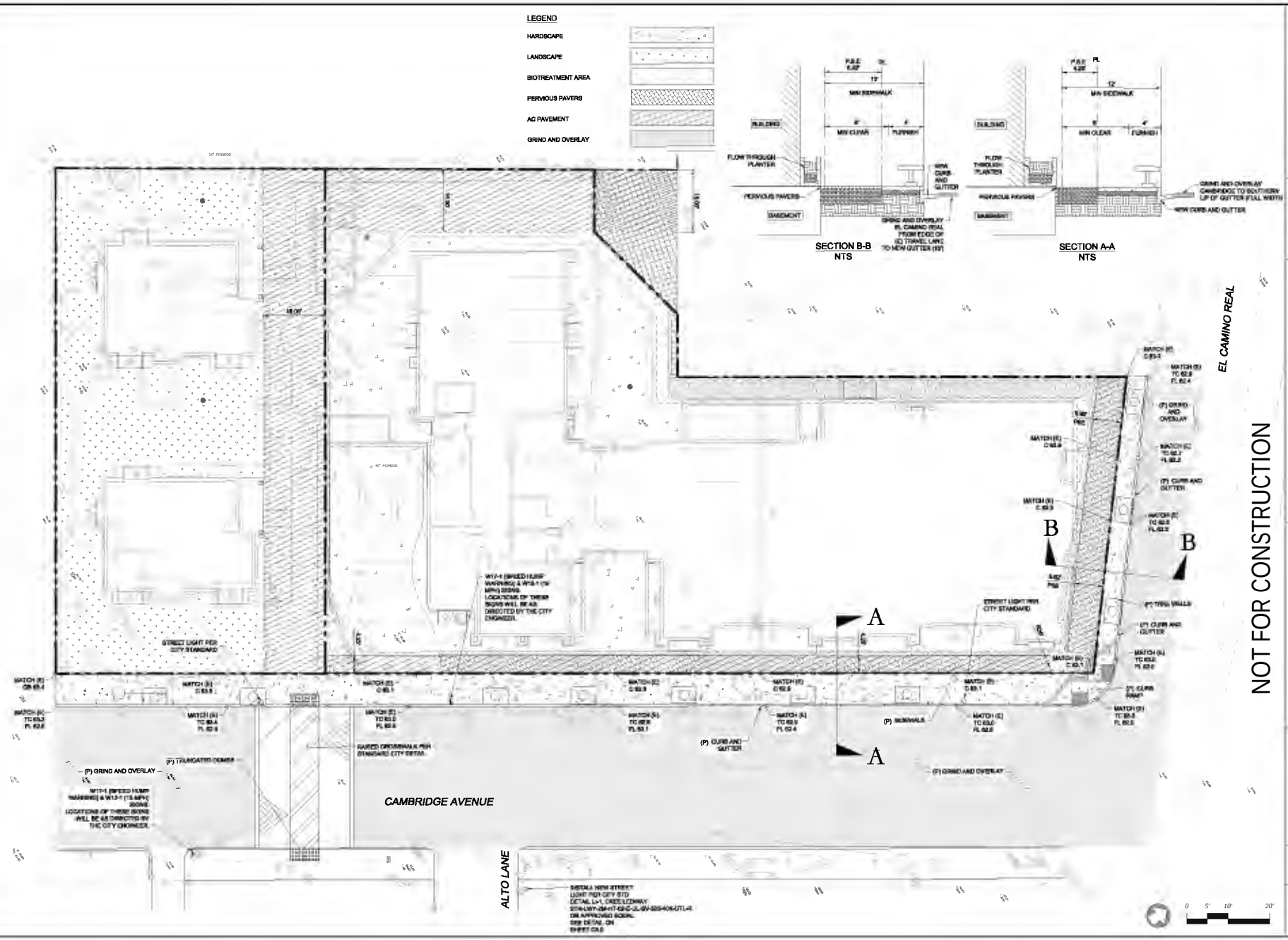
UTILITY AND RELOCATION PLAN
PRIVATE AND ONSITE

CHECKED:
PLOT DATE:
PROJ. NO. 17-214
ISSUED: 07/24/2020
DWG. SCALE:
DRAWN BY: AK
SHEET NO.
C3.1



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201 EL CAMINO REAL at CAMBRIDGE AVE

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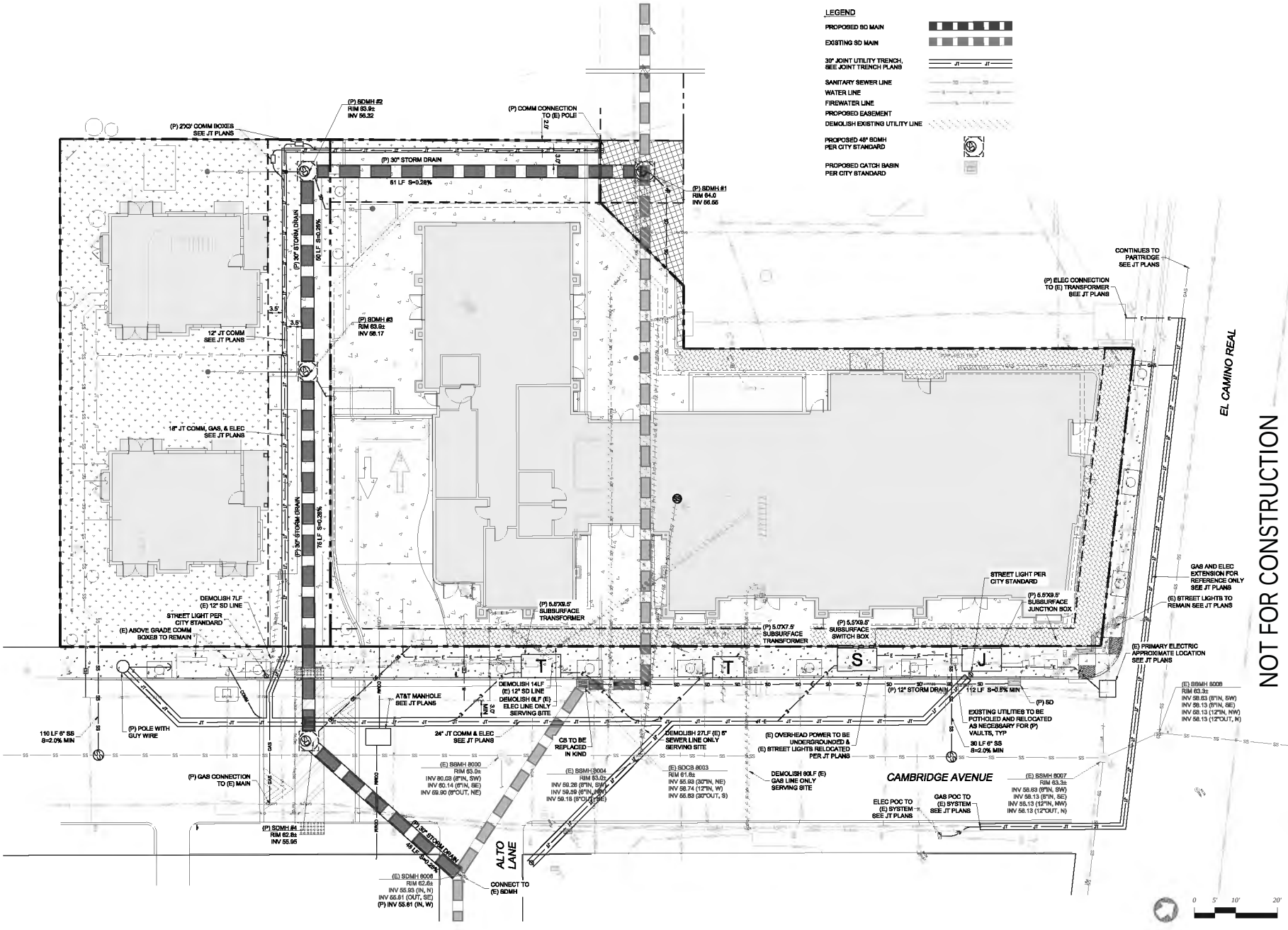
SITE AND GRADING PLAN PUBLIC AND OFFSITE

CHECKED:
PLOT DATE:
PROJ. NO. 17-214
ISSUED: 07/24/2020
DWG. SCALE:
DRAWN BY: AK

SHEET NO.
C4.0



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201 EL CAMINO REAL at CAMBRIDGE AVE

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UTILITY AND RELOCATION PLAN PUBLIC AND OFFSITE

REVISIONS:

CHECKED: CB

PLOT DATE: JUL 7, 24, 2020

PROJ. NO. 17-214

ISSUED: 07/24/2020

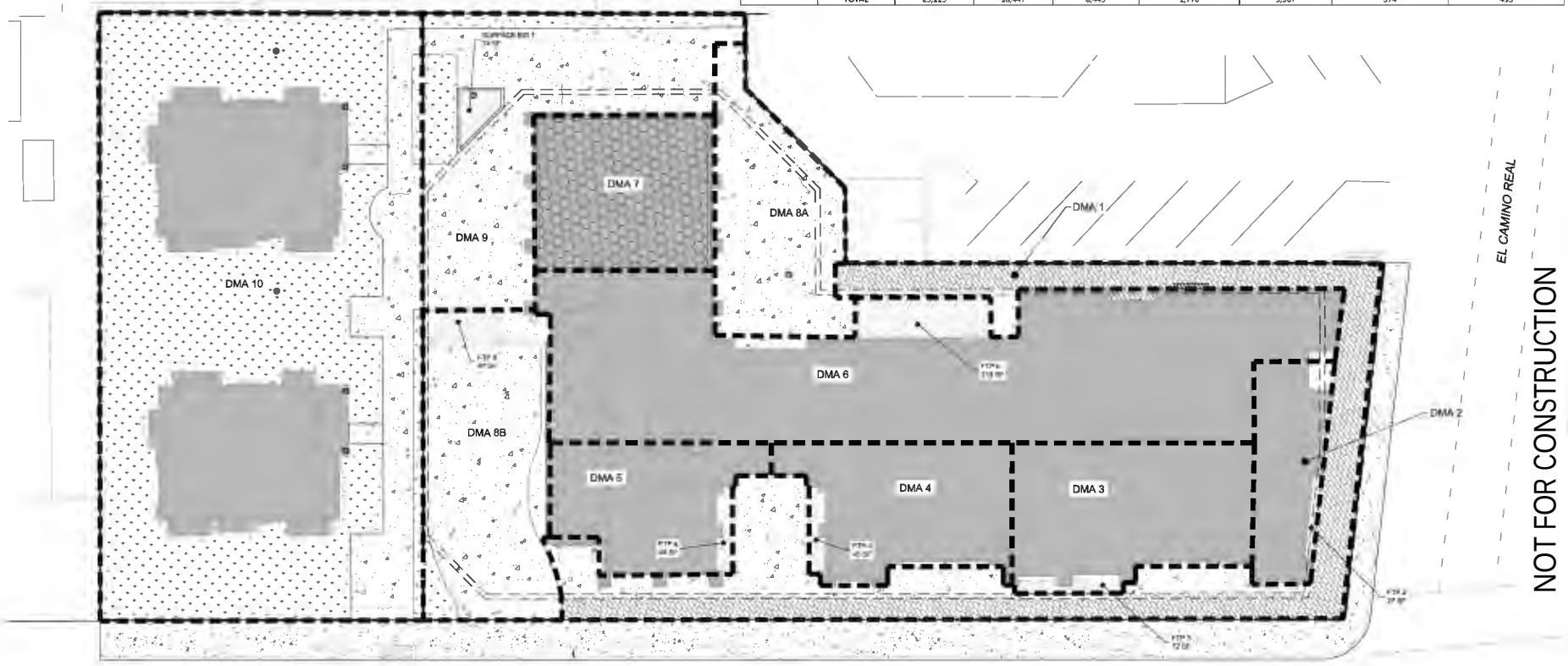
ORIG. SCALE: 1" = 10'

DRAWN BY: AK

SHEET NO.

C4.1

DRAINAGE MANAGEMENT AREA #	DESCRIPTION	DMA AREA (SQUARE FEET)	ROOF AREA (SQUARE FEET)	HARDSCAPE AREA (SQUARE FEET)	PERVIOUS PAVER AREA (SQUARE FEET)	LANDSCAPING AREA (SQUARE FEET)	TREATMENT AREA PROVIDED (SQUARE FEET)	TREATMENT AREA REQUIRED (SQUARE FEET)
1	PAVERS	2,845	0	1,075	1,770	0	SELF RETAINING	
2	ROOF	650	623	0	0	0	27	25
3	ROOF	1,330	1,258	0	0	0	72	50
4	ROOF	1,124	1,079	0	0	0	45	43
5	ROOF	960	916	0	0	0	44	37
6	ROOF	4,450	4,235	0	0	0	215	169
7	GREEN ROOF	1,000	0	0	0	1,000	SELF TREATING	
8A	HARDSCAPE	1,193	0	1,100	0	0	97	96
8B	GARAGE ENTRANCE	1,610	0	1,315	0	200		
9	HARDSCAPE	2,140	0	1,843	0	232	74	73
10	LOT 69	7,923	2,336	1112	0	4,475	SELF RETAINING	
	TOTAL	25,225	10,447	6,445	1,770	5,907	574	493



NOT FOR CONSTRUCTION

LEGEND

- HARDSCAPE
- GREEN ROOF
- LANDSCAPE
- BIOTREATMENT AREA
- PERVIOUS PAVERS
- DRAINAGE DIRECTION
- DRAINAGE MANAGEMENT AREA BOUNDRY

NOTES

1. BMP AREAS ARE SIZED USING SAN MATEO COUNTY C.3 REQUIREMENTS.
2. WORK IN RIGHT OF WAY OF EL CAMINO REAL AND CAMBRIDGE ROAD ARE EXEMPT PER COUNTY C.3 PROVISIONS.

ABBREVIATIONS

DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FOOT
BMP	BEST MANAGEMENT PRACTICE
FTP	FLOW THROUGH PLANTER
BIO	BIO-TREATMENT AREA

0 5' 10' 20'

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwooddesignengineers.com

201 EL CAMINO REAL at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE
STORM WATER MANAGEMENT PLAN

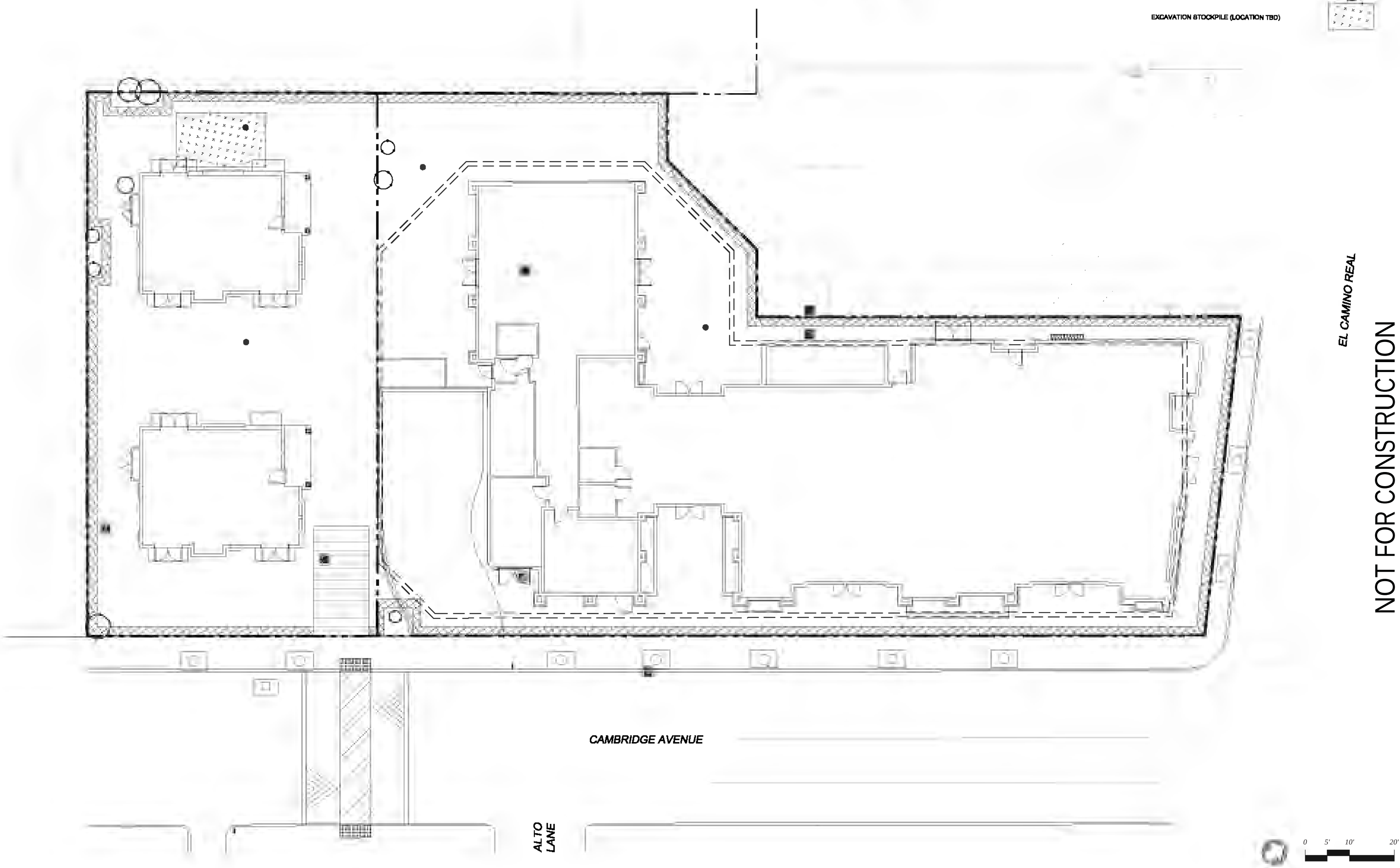
REVISIONS:

CHECKED:
PLOT DATE: JULY 24, 2020
PROJ. NO. 17-214
DWG. SCALE 1" = 10'
DRAWN BY: AK

SHEET NO.
C5.0

EROSION AND SEDIMENTATION CONTROL

PROPERTY LINE	
FIBER ROLL	
INLET PROTECTION	
CONSTRUCTION ENTRANCE (LOCATION TBD)	
PROTECT EXISTING TREE	
EXCAVATION STOCKPILE (LOCATION TBD)	



NOT FOR CONSTRUCTION

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

201 EL CAMINO REAL at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE:

EROSION CONTROL

REVISIONS:

CHECKED:
PLOT DATE:

PROJ. NO. 17-214
ISSUED: 07/24/2020
DWG. SCALE:
DRAWN BY: AK

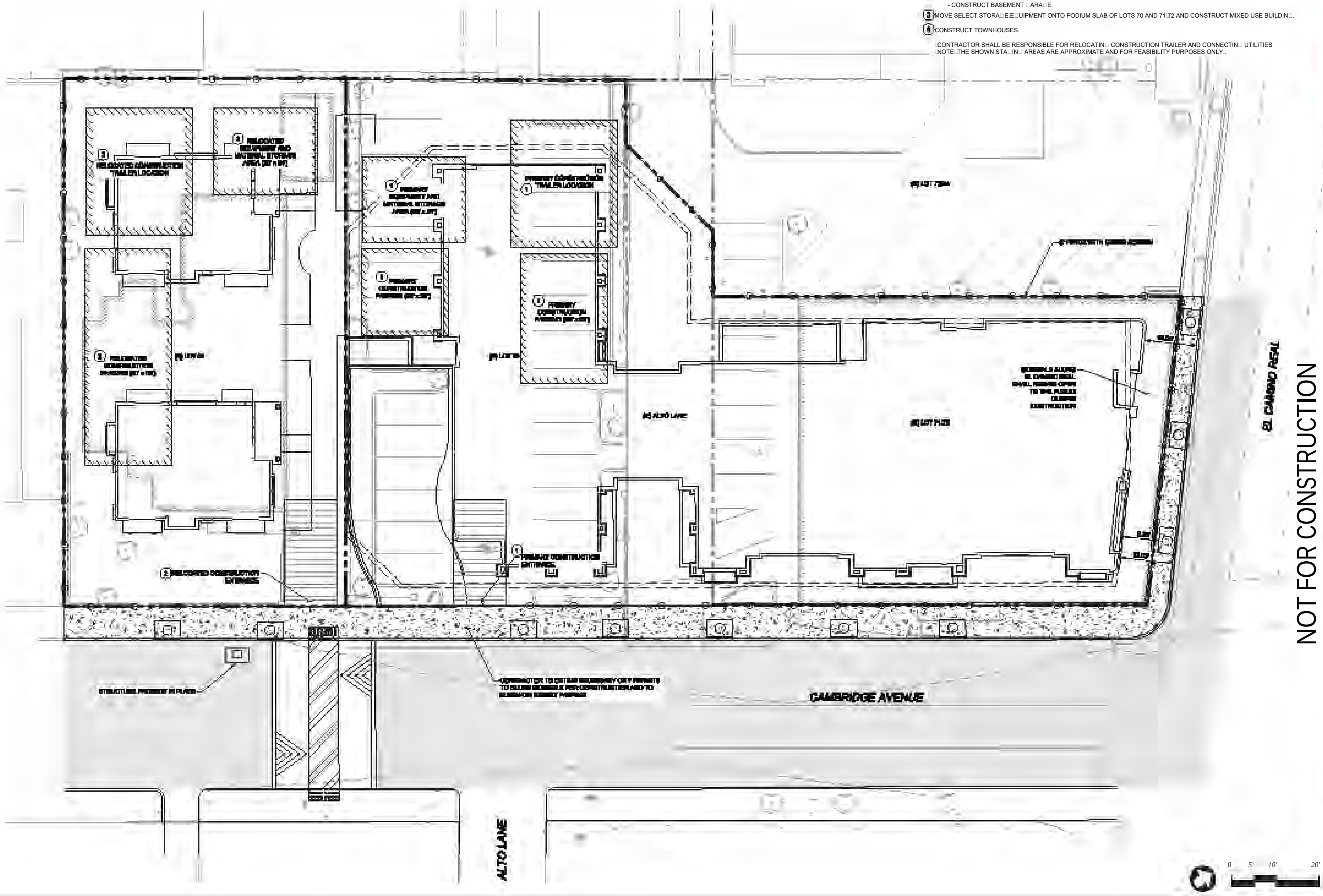
SHEET NO.

C6.0

CONSTRUCTION PHASIN□ NOTES

1. DEMO LOTS 69 AND 71□72 AS INITIAL CREW PARKIN□ AND E□UIPMENT IS STA□ED ON LOT 70.
2. AFTER DEMOLITION OF LOTS 69 AND 71□72□
   - MOVE CREW STA□IN□ AND PARKIN□ TO LOT 69 (RELOCATED CONSTRUCTION TRAILER LOCATION).
   - RE-ROUTE EXISTIN□ UTILITIES □INSTALL PROPOSED UTILITIES PER CIVIL SHEET C3.0.
   - EXCAVATE LOTS 70 AND 71□72.
   - CONSTRUCT BASEMENT □ARA□E.
3. MOVE SELECT STORA□E E□UIPMENT ONTO PODIUM SLAB OF LOTS 70 AND 71□72 AND CONSTRUCT MIXED USE BUILDIN□.
4. CONSTRUCT TOWNHOUSES.

□CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATIN□ CONSTRUCTION TRAILER AND CONNECTIN□ UTILITIES
□NOTE□THE SHOWN STA□IN□ AREAS ARE APPROXIMATE AND FOR FEASIBILITY PURPOSES ONLY..

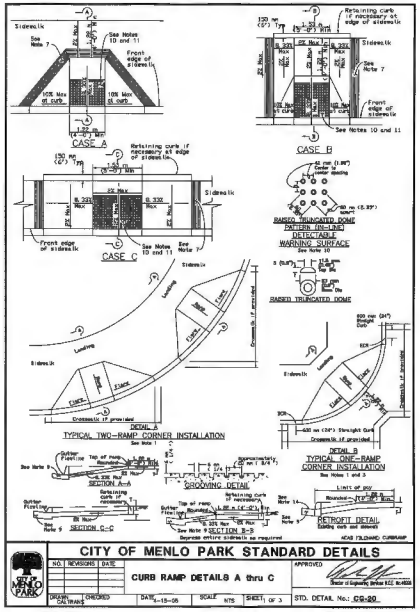


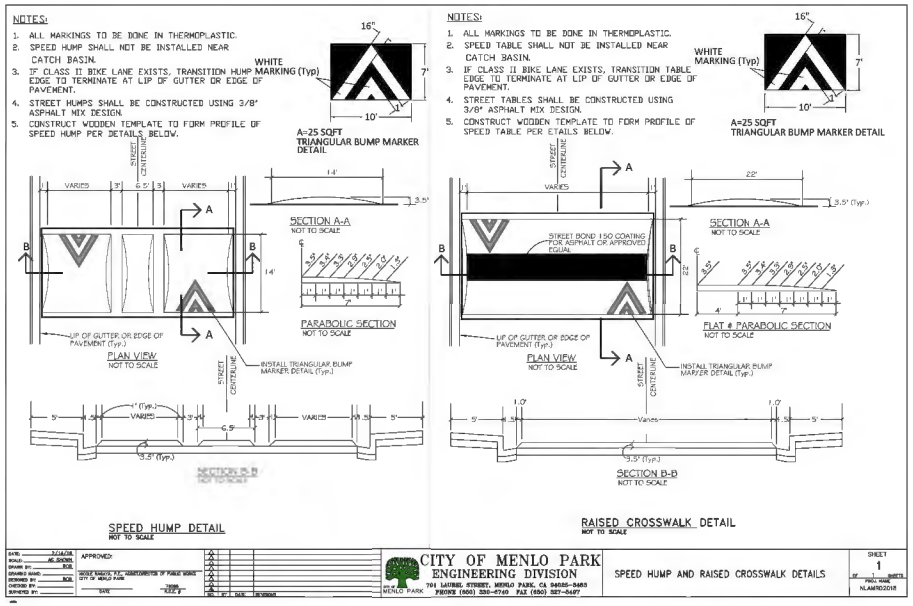
201 EL CAMINO REAL
at CAMBRIDGE AVE

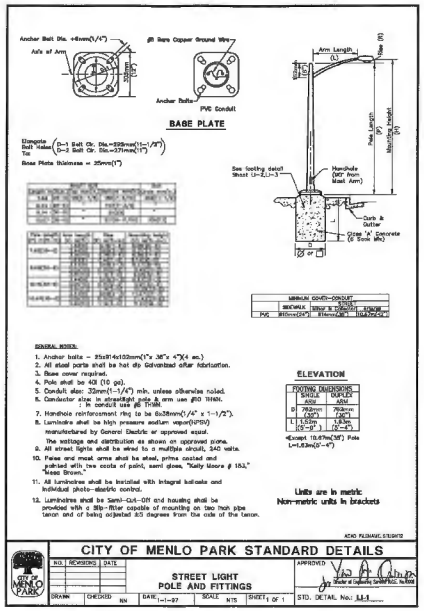
CONSTRUCTION PHASING PLAN

1" = 10'

C7.0







NOT FOR CONSTRUCTION

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwooddesignengineers.com

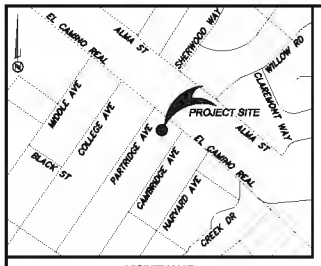
201 EL CAMINO REAL
at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

SHEET TITLE:
CITY DETAILS

REVISIONS:

CHECKED: CB
PLOT DATE: JULY 24, 2020
PROJ. NO.: 17-014
DRAWN: [redacted]
CHKD. SCALE: NTS
DRAWN BY: AK

SHEET NO.
C8.0



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BEARINGS SHOWN ARE BASED ON NAD83 GRID BEARINGS AS ESTABLISHED FOR THE CENTERLINE OF CAMBRIDGE ROAD. TO MATCH THE RECORD BEARINGS OF N32°52'E, PER STANFORD PARK MAP NO. 2, FILED IN BOOK 8 OF MAPS, PAGE 46, SAN MATEO COUNTY RECORDS. ROTATE THE BEARINGS 1°20'53" COUNTER-CLOCKWISE.

SERVICE PROVIDERS

PARKS & RECREATION DISTRICT
CITY OF MENLO PARK (650) 330-2287

SCHOOL DISTRICT
LAS LOMITAS ELEMENTARY SCHOOL DISTRICT
(650) 854-8311
MENLO PARK CITY SCHOOL DISTRICT
(650) 321-7140
REDWOOD CITY SCHOOL DISTRICT
(650) 482-2200
SEQUOIA UNION HIGH SCHOOL DISTRICT
(650) 369-1411
MENLO SCHOOL
(650) 330-2001
MENLO COLLEGE
(800) 556-3656

WATER
CAL WATER (650) 561-9709

SANITARY SEWER
WEST BAY SANITARY DISTRICT
(650) 321-0384

STORM DRAIN
SFPUC WATER (650) 872-5900

UTILITY
STANFORD UNIVERSITY UTILITY
(650) 444-9203

SOLID WASTE
RECOLOGY SAN MATEO COUNTY (650) 595-3900

GAS
PG&E (800) 743-5000

ELECTRIC
PG&E (800) 743-5000

POLICE DEPARTMENT
MENLO PARK POLICE (650) 330-630D

FIRE DEPARTMENT
MENLO PARK FIRE DISTRICT-STATION 3
(650) 688-8400

COMMUNICATIONS
AT&T (800) 241-3624
COMCAST (888) 824-8399
LEVEL3COMM (877) 366-8344 EX: 3
MCI WORLDCOMM (800) 624-9675
SPRINT (800) 521-0578
QWEST COMM (800) 283-4237
TELEPORT COMM (800) 241-3624
TPX COMMUNICATIONS (925) 726-5974
WAVE BROADBAND (888) 317-0488
ZAYO GROUP (888) 267-1063

201 EL CAMINO REAL

ASSESSOR'S PARCEL NUMBER
APN: 071-413-380
APN: 071-413-370
APN: 071-413-200

PROPERTY OWNER/DEVELOPER
HU-HANTWO LLC
88 MICHAELS WAY
ATHERTON, CA 94027

CIVIL ENGINEER
SHERWOOD DESIGN ENGINEERS
58 MAIDEN LANE, 3RD FLOOR
SAN FRANCISCO, CA 94108
415-677-7300

SURVEYOR
MARK THOMAS
3000 OAK ROAD, SUITE 650
WALNUT CREEK, CA 94597
ATTN: TRAVIS BOHAN
TBOHAN@MARKTHOMAS.COM

LOT AREA
TOTAL(GROSS): 0.59± AC

NUMBER OF PARCELS
3 EXISTING PARCELS

EXISTING ZONING
R3, SP-ECR-D

FLOOD ZONING
ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 06081C0308E
EFFECTIVE DATE 10/16/2012

EXISTING LAND USE
GENERAL PLAN
DESIGNATION
CC, PR

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 69, 70, 71 AND 72, BLOCK 7, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP NO. 2 STANFORD PARK MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 2, 1913 IN BOOK 8 OF MAPS, AT PAGE 46.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 4, 1930 IN BOOK 452, PAGE 399, OFFICIAL RECORDS.

ALSO THAT PORTION OF ALTO LANE (20 FOOT WIDE) WITHIN ABOVE SAID BLOCK 7, LYING ADJOINING AND BETWEEN LOT 70 AND LOTS 71-74 INCLUSIVE. (TO BE VACATED PER SEPARATE DOCUMENT)

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO CREATE A 2-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES. THE FIRST SHALL INCLUDE 12 RESIDENTIAL UNITS, 1 RESTAURANT, AND NO MORE THAN 3 RETAIL SPACES. THE SECOND SHALL HAVE 2 TOWNHOUSES.

SHEET INDEX

NOTES

1. MARK THOMAS RELIED UPON CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. FWTO-4071400065-JJ, DATED MARCH 14, 2014, AS TITLE REFERENCE. EASEMENTS REFERENCED WITHIN SAID REPORT MAY AFFECT PROPERTY.

2. UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSED UTILITY.

3. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZE OF TREE TRUNKS CAN ONLY BE CONSIDERED AS APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES WITH TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

4. THIS TENTATIVE PARCEL MAP MERGES & RESUBDIVIDES EXISTING PARCELS OWNED BY HU-HANTWO LLC.

5. PARCEL DIMENSIONS AND ACREAGES ARE APPROXIMATE.

6. PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL PARCEL MAP PROVIDED NO NEW ADDITIONAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF MENLO PARK.

7. PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NO INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.

8. EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL MAP BASED ON THIS TENTATIVE PARCEL MAP.

9. ALL EXISTING RIGHT OF WAYS SHOWN WITHIN THE PROJECT LIMIT BOUNDARY ARE TO BE VACATED PER GOVERNMENT SECTION 66499.20, UNLESS OTHERWISE NOTED.

10. ALL STREET SIGNAGE AND STRIPING TO BE REPLACED TO THE SATISFACTION OF THE TRANSPORTATION MANAGER OF CITY OF MENLO PARK.

11. PER INSTRUMENT NUMBER 84083442 (TITLE REPORT EXCEPTION NUMBER 4), LOT 70 IS SUBJECT TO A PARKING EASEMENT TO BENEFIT LOT 69. EASEMENT WILL TERMINATE IF BUILDING ON LOT 69 IS REMOVED.

LEGEND

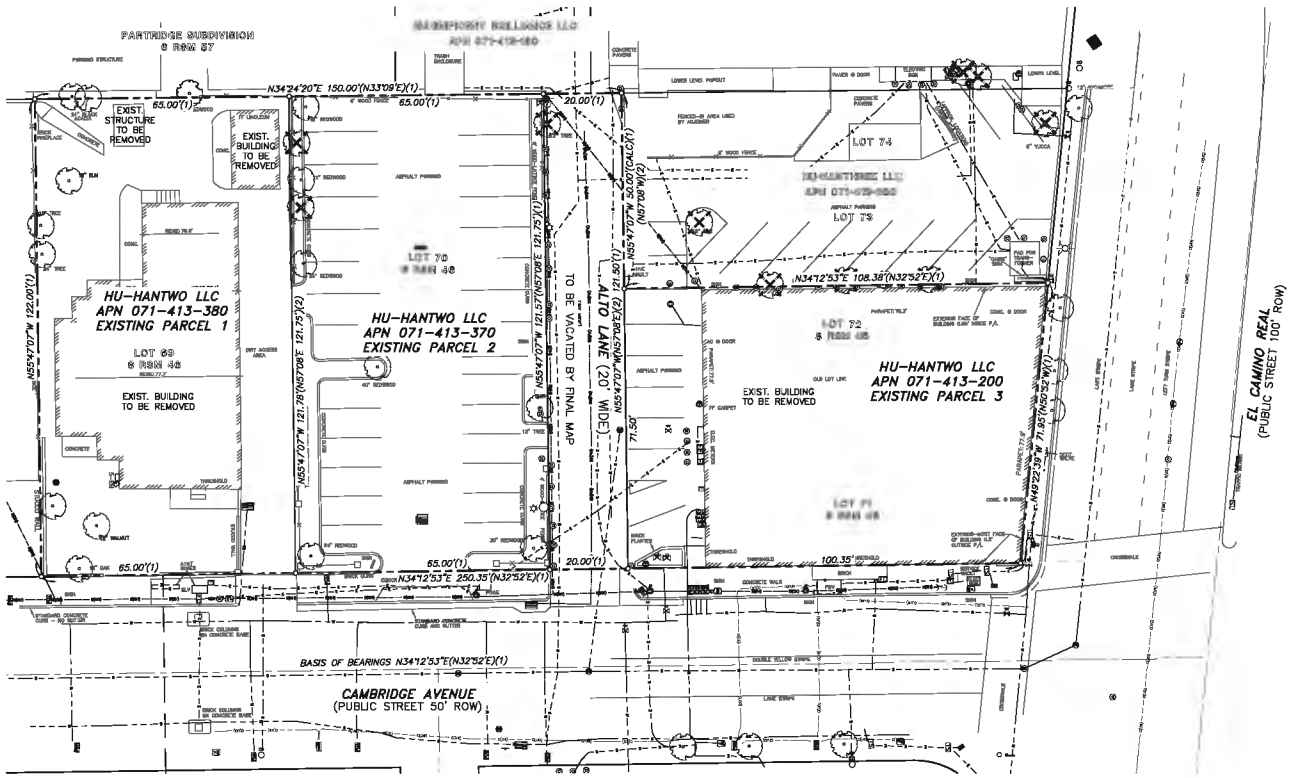
- AREA DRAIN
- BACKFLOW ASSEMBLY
- BOLLARD
- COMMUNICATIONS BOX
- COMMUNICATIONS MANHOLE
- DIMENSION POINT, NOTHING FOUND OR SET
- ELECTRICAL BOX
- ELECTRICAL METER
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- HANDICAP PARKING SIGN
- JOINT POLE
- LIGHT POLE
- NO PARKING SIGN
- POWER POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
- SPEED LIMIT SIGN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL AND ELECTROLIER
- TREE
- TREE TO BE REMOVED
- WATER METER
- WATER VALVE
- (1) STANFORD PARK, 8 MAPS, PAGE 46

LEGEND

- BUILDING FOOT PRINT (EXISTING)
- COMMUNICATIONS LINE UNDERGROUND
- TOP FACE OF CURB
- TOP BACK OF CURB
- ELECTRIC LINE OVER HEAD
- ELECTRIC LINE UNDERGROUND
- FENCE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STRIPING
- WATER LINE
- PROJECT LIMITS
- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- CONCRETE EDGE
- EDGE OF PAVEMENT
- WALL
- LIP OF CUTTER

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
CONC	CONCRETE
FF	FINISHED FLOOR
OH	OVERHEAD ELECTRICAL
PBV	PACIFIC BELL VAULT
ROW	RIGHT OF WAY
SLV	SIGNAL VAULT



SURVEYOR'S STATEMENT

THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT IN NOVEMBER, 2018

LICENSED LAND SURVEYOR
TRAVIS TIMOTHY BOHAN
No. 8965
STATE OF CALIFORNIA

MARK THOMAS
3000 OAK ROAD, SUITE 650
WALNUT CREEK, CA 94597

TRAVIS TIMOTHY BOHAN LS 8965

11/12/19
DATE

MARK THOMAS
SHERWOOD DESIGN ENGINEERS
2540 Mission Street
San Francisco, CA 94110

VESTING TENTATIVE MAP COVER SHEET

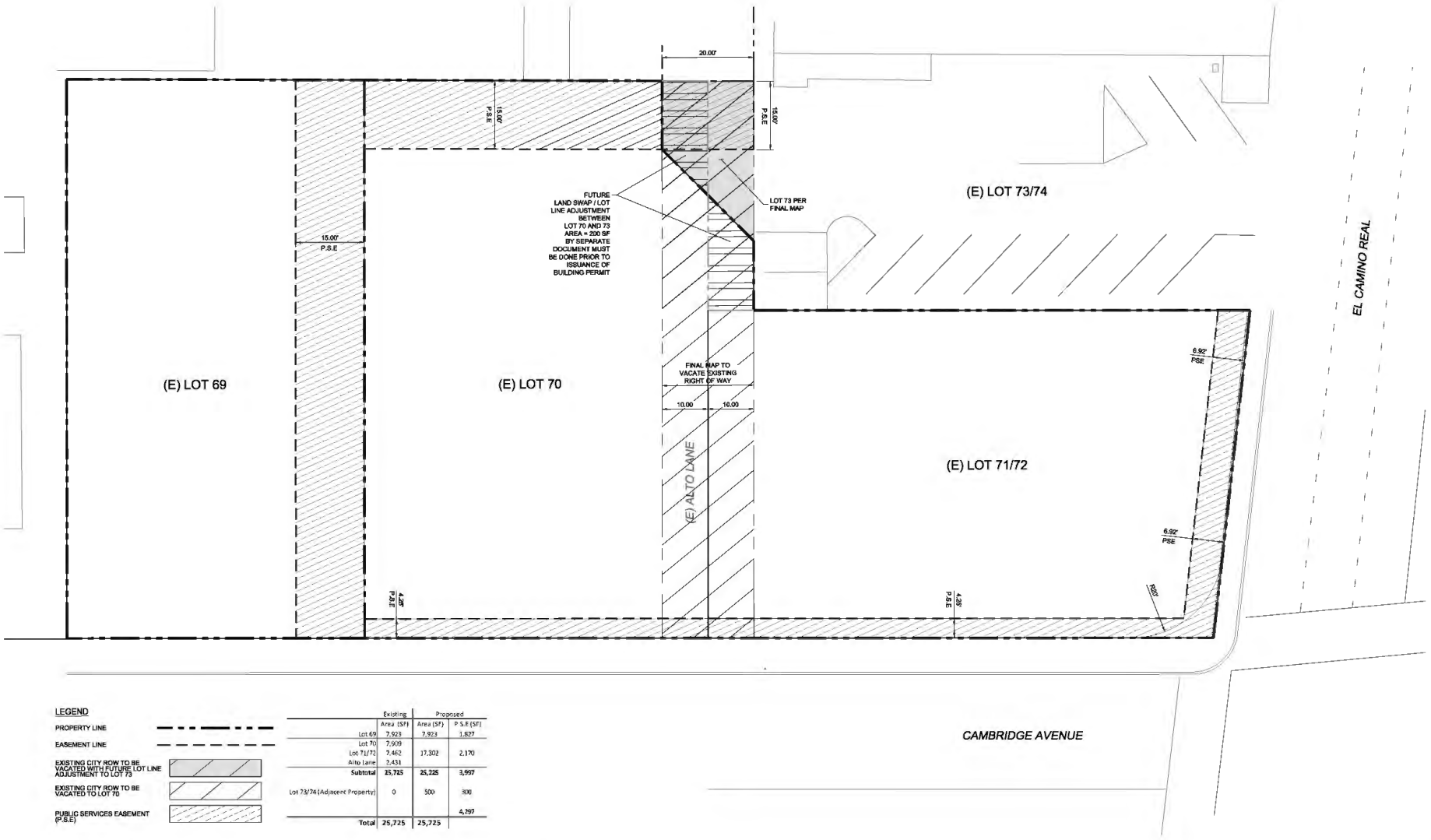
VESTING TENTATIVE MAP
201 EL CAMINO REAL at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

DRAWN BY: CWD
CKD. BY: BB
DATE: Mar. 2020
SCALE: 1"=15'

APPROVED ON: 02/04/2020
BY: TRAVIS BOHAN
L.S. NO. 8965

JOB NO. SJ-18106

SHEET C0.0



NOT FOR CONSTRUCTION

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CITY ROW TO BE VACATED WITH FUTURE LOT LINE ADJUSTMENT TO LOT 73
- EXISTING CITY ROW TO BE VACATED TO LOT 70
- PUBLIC SERVICES EASEMENT (P.S.E)

	Existing	Proposed	
	Area (SF)	Area (SF)	P.S.E (SF)
Lot 69	7,923	7,923	1,827
Lot 70	7,909		
Lot 71/72	7,462	17,302	2,170
Alto Lane	2,431		
Subtotal	**25,725**	**25,225**	**3,997**
Lot 73/74 (Adjacent Property)	0	500	800
			4,797
Total	**25,725**	**25,725**	

0 5' 10' 20'

MARK THOMAS

SHERWOOD DESIGN ENGINEERS
2540 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

PARCEL PLAN

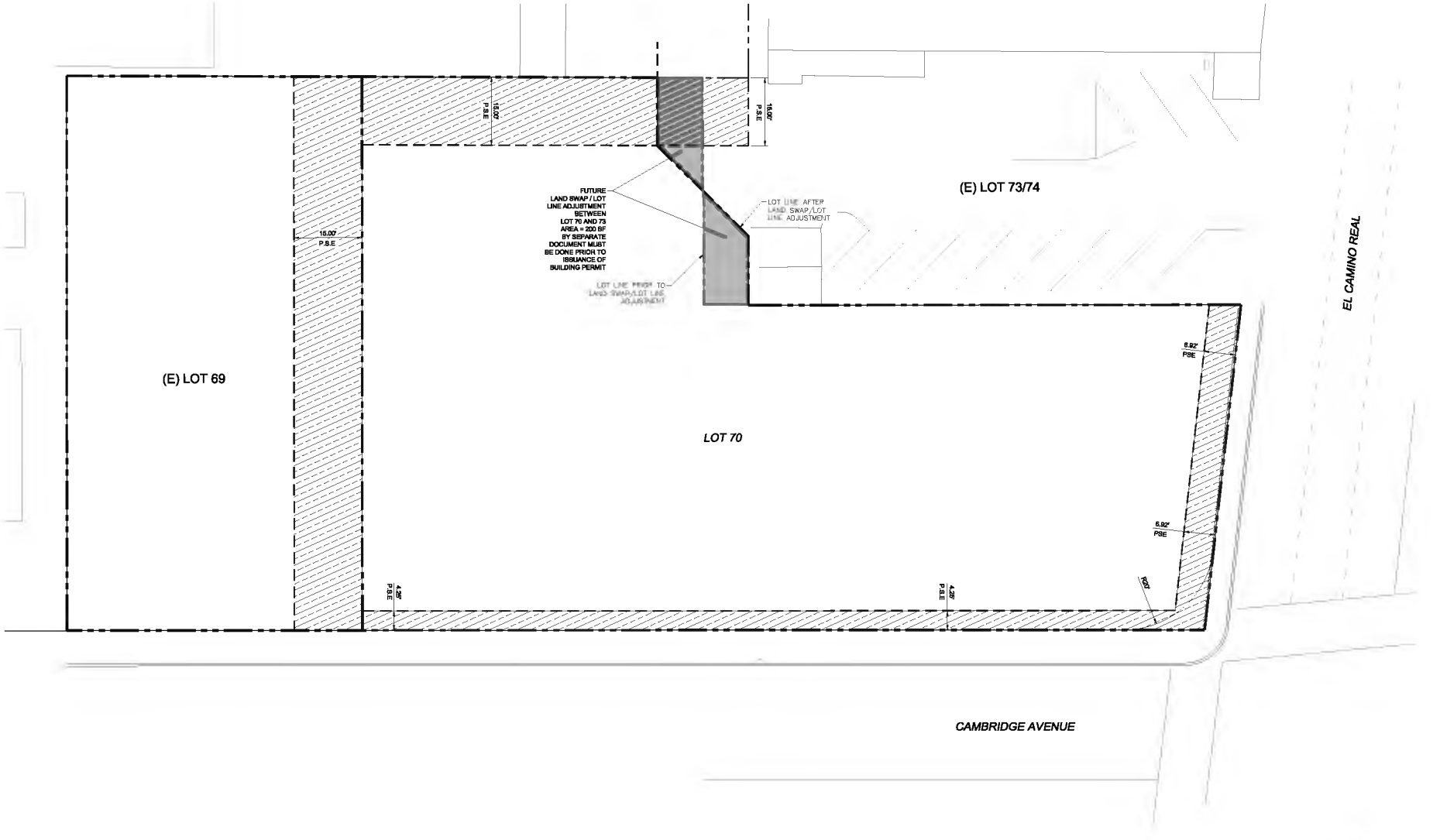
VESTING TENTATIVE MAP
201 EL CAMINO REAL at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

DRAWN BY: AK/TS
CKD. BY: CB
DATE: MARCH 2020
SCALE: 1" = 10'

APPROVED ON:
BY: JOHN LEYS
P.E. NO. C-72828

JOB NO. 17-214

SHEET C0.1



NOT FOR CONSTRUCTION

MARK THOMAS | SHERWOOD DESIGN ENGINEERS, 2540 Webster Street, San Francisco, CA 94115, www.sherwoodengineers.com

LOT LINE ADJUSTMENT

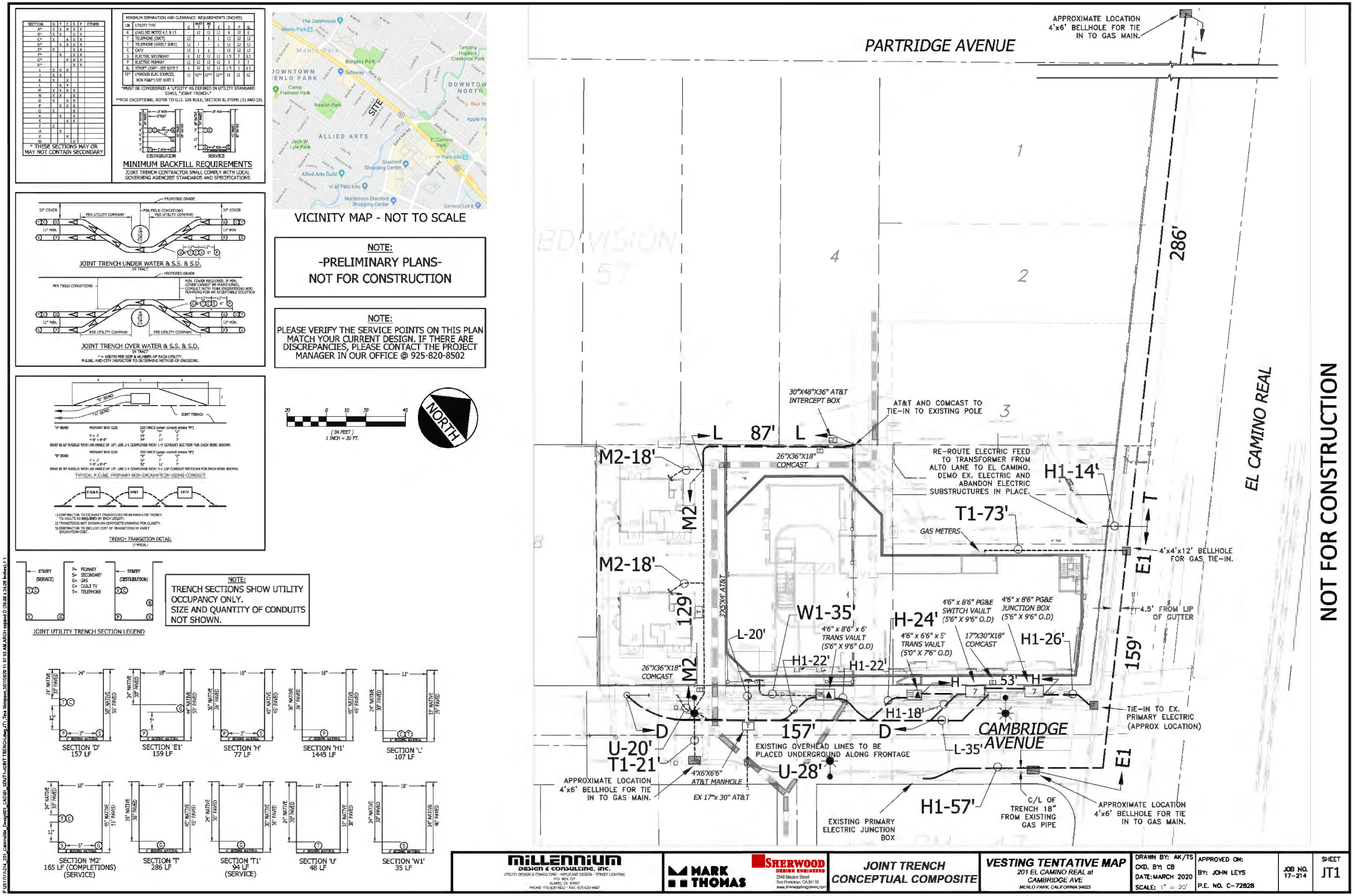
VESTING TENTATIVE MAP
201 EL CAMINO REAL at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025

DRAWN BY: AK/TS
CKD. BY: CB
DATE: MARCH 2020
SCALE: 1" = 10'

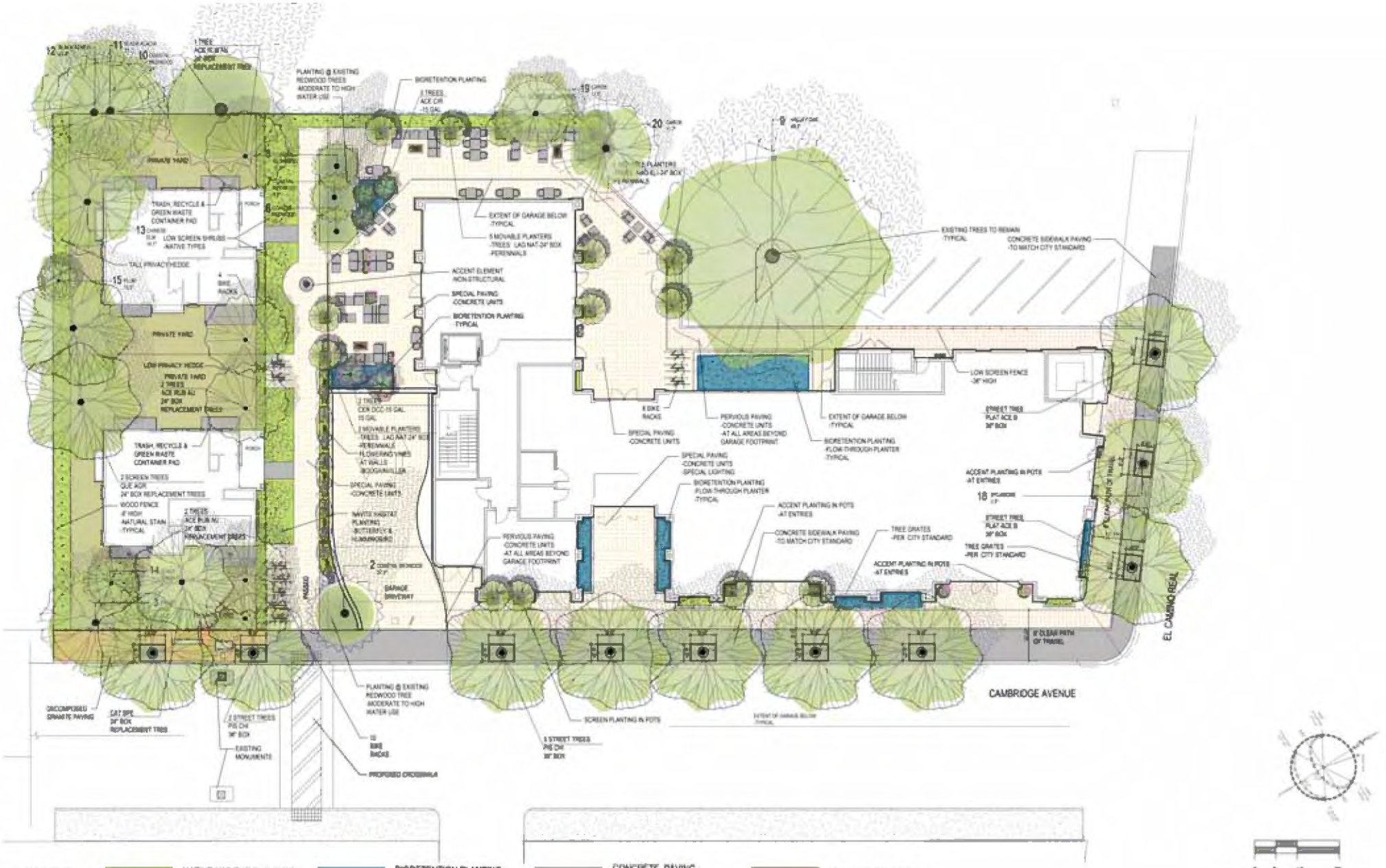
APPROVED BY: JOHN LEYS
P.E. NO. C-72828

JOB NO. 17-214

SHEET C0.2



PARTRIDGE AVENUE
EL CAMINO REAL
CAMBRIDGE AVENUE
NOT FOR CONSTRUCTION
VICINITY MAP - NOT TO SCALE
SITE
NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION
NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502
NORTH
(IN FEET)
1 INCH = 20 FT.
MINIMUM BACKFILL REQUIREMENTS
JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS
* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY
JOINT TRENCH UNDER WATER & S.S. & S.D.
JOINT TRENCH OVER WATER & S.S. & S.D.
TRENCH TRANSITION DETAIL
JOINT UTILITY TRENCH SECTION LEGEND
P= PRIMARY
S= SECONDARY
G= GAS
C= CABLE TV
T= TELEPHONE
NOTE:
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY.
SIZE AND QUANTITY OF CONDUITS NOT SHOWN.
SECTION 'D' 157 LF
SECTION 'E1' 159 LF
SECTION 'H' 77 LF
SECTION 'H1' 1445 LF
SECTION 'L' 107 LF
SECTION 'M2' 165 LF (COMPLETIONS) (SERVICE)
SECTION 'T' 286 LF
SECTION 'T1' 94 LF (SERVICE)
SECTION 'U' 48 LF
SECTION 'W1' 35 LF
APPROXIMATE LOCATION 4'x6' BELLHOLE FOR TIE IN TO GAS MAIN.
286'
1
2
3
4
30"X48"X36" AT&T INTERCEPT BOX
AT&T AND COMCAST TO TIE-IN TO EXISTING POLE
L 87' L
M2-18'
26"X36"X18" COMCAST
RE-ROUTE ELECTRIC FEED TO TRANSFORMER FROM ALTO LANE TO EL CAMINO. DEMO EX. ELECTRIC AND ABANDON ELECTRIC SUBSTRUCTURES IN PLACE.
H1-14'
T1-73'
GAS METERS
4'x4'x12' BELLHOLE FOR GAS TIE-IN.
E1
T
M2
M2-18'
129'
4.5' FROM LIP OF GUTTER
W1-35'
H-24'
4'6" x 8'6" PG&E SWITCH VAULT (5'6" X 9'6" O.D)
4'6" x 8'6" PG&E JUNCTION BOX (5'6" X 9'6" O.D)
4'6" x 6'6" x 6' TRANS VAULT (5'6" X 9'6" O.D)
4'6" x 6'6" x 5' TRANS VAULT (5'0" X 7'6" O.D)
17"X30"X18" COMCAST
H1-26'
159'
L-20'
3'X5'X4' AT&T
H1-22'
H1-22'
53'
26"X36"X18" COMCAST
M2
H1-18'
TIE-IN TO EX. PRIMARY ELECTRIC (APPROX LOCATION)
D 157' D
U-20'
T1-21'
EXISTING OVERHEAD LINES TO BE PLACED UNDERGROUND ALONG FRONTAGE
L-35'
U-28'
E1
4'X6'X6' AT&T MANHOLE
EX 17"x 30" AT&T
APPROXIMATE LOCATION 4'x6' BELLHOLE FOR TIE IN TO GAS MAIN.
H1-57'
C/L OF TRENCH 18" FROM EXISTING GAS PIPE
EXISTING PRIMARY ELECTRIC JUNCTION BOX
APPROXIMATE LOCATION 4'x6' BELLHOLE FOR TIE IN TO GAS MAIN.
MILLENNIUM DESIGN & CONSULTING, INC.
MARK THOMAS
SHERWOOD DESIGN ENGINEERS
JOINT TRENCH CONCEPTUAL COMPOSITE
VESTING TENTATIVE MAP
201 EL CAMINO REAL at CAMBRIDGE AVE
MENLO PARK, CALIFORNIA 94025
DRAWN BY: AK/TS
CKD. BY: CB
DATE: MARCH 2020
SCALE: 1" = 20'
APPROVED ON:
BY: JOHN LEYS
P.E. NO. C-72828
JOB NO. 17-214
SHEET JT1



LEGEND

- NATIVE HABITAT PLANTING — VERY LOW WATER USE — HYDROZONE 1
- REDWOOD PLANTING — HYGH WATER USE — HYDROZONE 3
- BIODETENTION PLANTING — MODERATE WATER USE — HYDROZONE 4
- PRIVATE YARD — VERY LOW WATER USE — HYDROZONE 5
- CONCRETE PAVING -FRENCH GREY COLOR
- DECOMPOSED GRANITE PAVING -TAN COLOR
- PERMEABLE PAVING -CONCRETE UNITS
- SPECIAL PAVING -CONCRETE UNITS

SCALE: 1"=10'

DATE: 09-11-2008	201 EL CAMINO REAL MENLO PARK, CALIFORNIA 94025	SHEET TITLE: LANDSCAPE PLAN	SHEET NUMBER: L1.0

VINES AT BUILDING

WOOD FENCIN□

PLANTER POT

CAFE TERRACE

DATE		SHEET TITLE	SHEET NUMBER	
09-11-2020	201 EL CAMINO REAL MENLO PARK, CALIFORNIA 94025	LANDSCAPE CONCEPT IMA□ES	L1.1	ZAC Landscape Architects, Inc. 140 Keller Street Petaluma, California 94952 (707) 696-2967 www.zaclandscape.com ar@zaclandscape.com

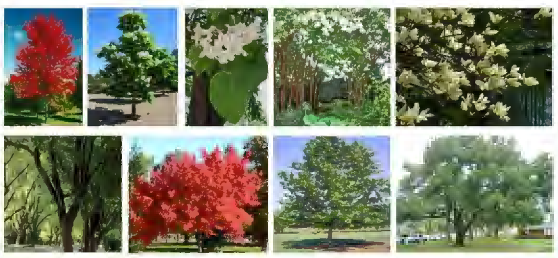
BIO-RETENTION

WATER TREATMENT PLANT LIST

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	M	Dr	W	GENERAL DESCRIPTION
	TREE LEGEND									
3	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D		M			DE,5-35H ORG/RED FALL CLR SHADE
2	CER OCC	[illegible]	WESTERN REDBUD	15 GAL	D		M	Dr		DEC 10-18H10-18W PT SHD MAG. MULTI TRNK SEED PC NO WET SOILS
	SHRUB & VINE LEGEND									
.	ARC DEN S	ARCTOSTAPHYLOS DENSIFLORA MCMINN	MCMINN MANZANITA	5 GAL			M	Dr		EV 6H8W WHT RED BARK GRY LVS
	SYM ALB	SYMPHORICARPUS ALBUS	[illegible]	5 GAL	D		M	Dr		DEC 2-6H 3W PNK WHT FRUIT BUT BRD
	PERENNIAL LEGEND									
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL				Dr		EV 2-3H3-4W GRASS LIKE LVS SUN PT SHADE GOOD FOR BIOSWALE TOL INUNDATION
	JUN EFU	[illegible]	WIRE GRASS	1 GAL	D		M	Dr		2-3H2-3W GREEN LVS WET AREA TOL DROUGHT NEEDS SOME SUMMER WATER
	JUN PAT	[illegible]	WIRE GRASS	1 GAL	D		M	Dr		1-2H1-2W BLUISH LVS WET AREA TOL DROUGHT
	PEN HET	PENSTEMON HETEROPHYLUS BLUE SPRINGS	[illegible]	1 GAL	D		M	D R		EV 1H2-3W BLUE FADE TO PUR PIN BUT(L) HBRD BEE

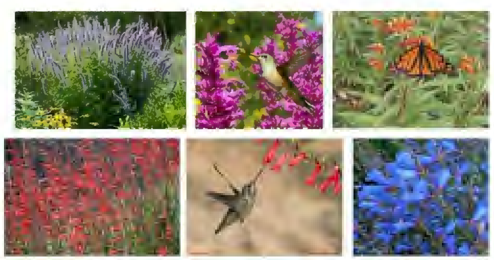
SITE PLANT LIST

	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	GENERAL DESCRIPTION
		TREE LEGEND				
★	5	ACE RUB AU	ACER RUBRUM AUTUMN BLAZE	RED MAPLE AUTUMN BLAZE	24" BOX	DEC 40H 25W GOOD OR-RD FALL CLR DENSE OVAL, UPRIGHT CROWN
★	1	CAT SPE	CATALPA SPECIOSA	CATALPA	24" BOX	DEC 40-6-H30-40/60W WHITE FLR -GOLD LEAF RESIST OAK FUNGUS
	7	LAG NAT	LAGERSTROEMIA NATCHEZ	WHITE CRAPE MYRTLE	24" BOX	DEC 20H12W WHT ORG-RED FALL
	4	MAG ELI	MAGNOLIA ELIZABETH	YELLOW MAGNOLIA	24"BOX	DEC 20-30H 20W FRAG YEL
	7	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	DEC 50H40W MED-DEEP ROOTS RED FALL SLOW TO MOD GRWTH
	2	PLAT ACE B	PLATANUS ACERIFOILA COLOMBIA	COLUMBIA SYCAMORE	36" BOX	DEC 60H60W FAST YELLOW FALL COLLOR
★	2	QUE AGR	QUERCUS AGRIFOLIA	CALIF LIVE OAK	24" BOX	EV 60-70H 30-70W
★			DESIGNATED TREE REPLACEMENT			
		SHRUB & VINE LEGEND				
		AME ALN	AMELANCHIER ALNIFOLIA	[illegible]	5 GAL	[illegible]
		ARC BAK L	[illegible] LOUIS EDMUNDS	LUIS EDMUNDS MANZANITA	5 GAL	EV 5-10H3-10W PR/PUR TRUNK GRY SMALL FL
		ART LEN	ARTIPLEX LENTIFORMIS	QUAIL BUSH	5 GAL	SEMI EV 4-10H6-12W CRM-WHT FLWR BLUE-SILVER LVS QUAIL, BRD HEDGE WINDBREAK EROSION
		BOU SPEC	BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	DEC VINE YELLO-ORANGE TO PINKISH PURPLE
		CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	EV 4-8H 4-8W SHOL WHT SPR-SUM PART SHADE
		CER BET	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	5 GAL	EV 5-12H5-12W CAN BE ARCHING TREE DARK GREEN-PALE BENEATH TOOTHED LVS LONG LASTING FRUIT
		DEU GRA	DEUTZIA GRACILIS	DWARF DEUTZIA	5 GAL	DEC 6H6W
		EUO JAP M	EUONYMOUS JAPONICUS MICROPHYLLA VARIAGATUS	BOXLEAF EVERGREEN EUONYMUS	5 GAL	1-2H-1W SML VARIGATED LVS GOOD FOR SML HEDGE OR EDGING
		HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	EV 6-10H 6-10W WHT PT SHD RED FRT BRD RIPARIAN
		JAS OFF	JASMINUM OFFICINALE	COMMON JASMINE	1 GAL	EV 15H VINE WHT FRAG
		RIB AUR	RIBES AUREUM	GOLDEN CURRANT	5 GAL	DEC 3-6H3-6W YEL FRAGRANT LIGHT GRN LVS FRUIT YEL-RED-BLK
		RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	EV 6-8H 8-10W SUN-SHD RED-BLU FRT BUT BRD
		WES FRT M	WESTRINGIA FRUTICOSA MORNING LIGHT	VARIGATED COAST ROSEMARY	5 GAL	EV 3H3W LAV, GREY FOL
		NATIVE HABITAT				
		AGA BLU	AGASTACHE BLUE FROTUNE	BLUE HYSOP	1 GAL	3H3W DEEP BLU BUT HUM BRD
		AGA SUM	AGASTACHE S SUMMER BREEZE	GIANT HYSSOP	1 GAL	3-4H3W APRICOT PIN FGRT
		AGV ATT B	AGAVE ATTENUATA BLUE FLAME	BLUE AGAVE	1 GAL	EV
		ASC TUB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL	3 H 1W ORG BUT(L)
		PEN CEN	PENTSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	1 GAL	EV 3-6H 2W RED GRAY LVS HBRD BEE
		PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	1 GAL	EV 1H2-3W BLUE FADE TO PUR PIN BUT(L) HBRD BEE



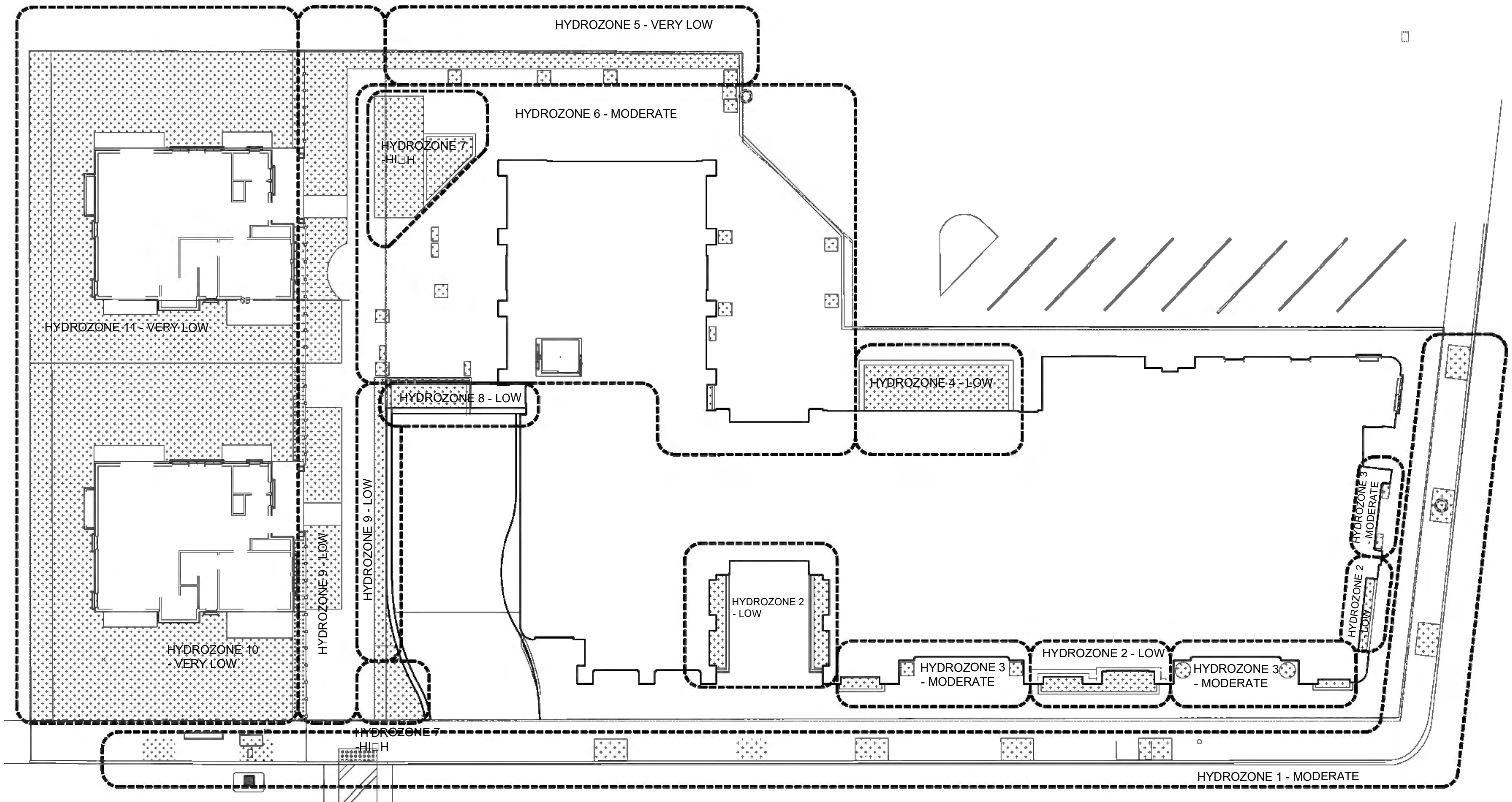
TREES

SHRUBS & VINES



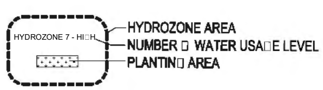
NATIVE HABITAT
BUTTERFLY
& HUMMINBIRD

DATE		SHEET TITLE	SHEET NUMBER	
07-28-2020	201 EL CAMINO REAL MENLO PARK, CALIFORNIA 94025	PLANT LIST AND IMA□ES	L2.0	ZAC Landscape Architects, Inc. 145 Keller Street Petaluma, California 94952 (707) 696-2967 www.zaclandscape.com sr@zaclandscape.com



HYDROZONES DIAGRAM

LEGEND



PROJECT DATA

CONTACT INFORMATION: SANDRA REED LANDSCAPE ARCHITECT, ZAC LANDSCAPE ARCHITECTS, (707) 696-2967 sr@zaclandscape.com

TOTAL LANDSCAPE AREA: 6,239 SF

PROJECT TYPE: REHABILITATED PRIVATE RESIDENCE

WATER SUPPLY TYPE: POTABLE WATER

STATEMENT: I HAVE TO COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNED: ____ DATE: 07-28-2020

SOIL: ALL LANDSCAPE AREAS SHALL INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES.

MULCH: A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS .

SCALE: 3/32"=1'0"

0' 4' 8' 16'

Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance

1.) Maximum Applied Water Allowance (MAWA) COMMERCIAL

MAWA = (ETo)(0.62)[(0.45 x LA) + (0.55 x SLA)]

Where:
ETo = Annual Net Reference Evapotranspiration (inches)
0.45 = ET Adjustment Factor
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)

A.) Net Evapotranspiration Calculation

44.46 (Annual ETo)

25.45 (Annual Rainfall) x 25 = 6.41 (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 38.04

B.) Adjusted Landscape Area Calculation

6239 (Landscaped Area) x 0.45 Adjustment Factor = 2807.55

0 (Special Landscaped Area) x 0.55 Adjustment Factor = 0

Sum of Adjusted Landscape Area = 2807.55

MAWA = 38.04 x 0.62 x 2807.55 = 66220 gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 38.04

B.) Adjusted Landscape Area Calculation

3976 (Very low water use plant sqft) x 0.1 = 397.6

1769 (Low water use plant sqft) x 0.3 = 530.7

312 (Moderate water use plant sqft) x 0.6 = 187.2

182 (High water use plant sqft) x 1.0 = 182

Sum of Adjusted Landscape Area = 1,298

ETWU = 38.04 x 0.62 x 1,298 / 0.81 = 37782 gallons

Irrigation Efficiency Factor	
Square footage of landscape on drip	6239
Square footage of landscape on spray	0
Total square footage of landscape	6239
Adjusted Irrigation Efficiency Factor	0.81

HYDROZONE INFORMATION TABLE

HYDROZONES	WATER USE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF TOTAL LANDSCAPE AREA
1	MODERATE	DRIP	192	3%
2	LOW	DRIP	193	3%
3	MODERATE	DRIP	44	1%
4	LOW	DRIP	218	3%
5	VERY LOW	DRIP	380	6%
6	MODERATE	DRIP	76	1%
7	HIGH	DRIP	182	3%
8	LOW	DRIP	134	2%
9	LOW	DRIP	1,224	20%
10	VERY LOW	DRIP	1,881	30%
11	VERY LOW	DRIP	1,715	27%
TOTAL AREA			6,239	100%

SUMMARY HYDROZONE TABLE

WATER USE	AREA (SQ. FT)	% OF TOTAL LANDSCAPE AREA
VERY LOW	3,976	64%
LOW	1,769	28%
MODERATE	312	5%
HIGH	182	3%
SPECIAL LANDSCAPE	-	0%
TOTAL	6,239	100%
DRIP IRRIGATION AREA	6,239.00	100%
SPRAY IRRIGATION AREA	-	0%
TOTAL LANDSCAPED AREA	6,239.00	0%

Advanced Tree Care
Certified Arborist WE 1936a
P.O. BOX 5326
Redwood City, California 94063

ZAC Landscape Architects, Inc.
145 Keller Street
Petaluma, California 94952
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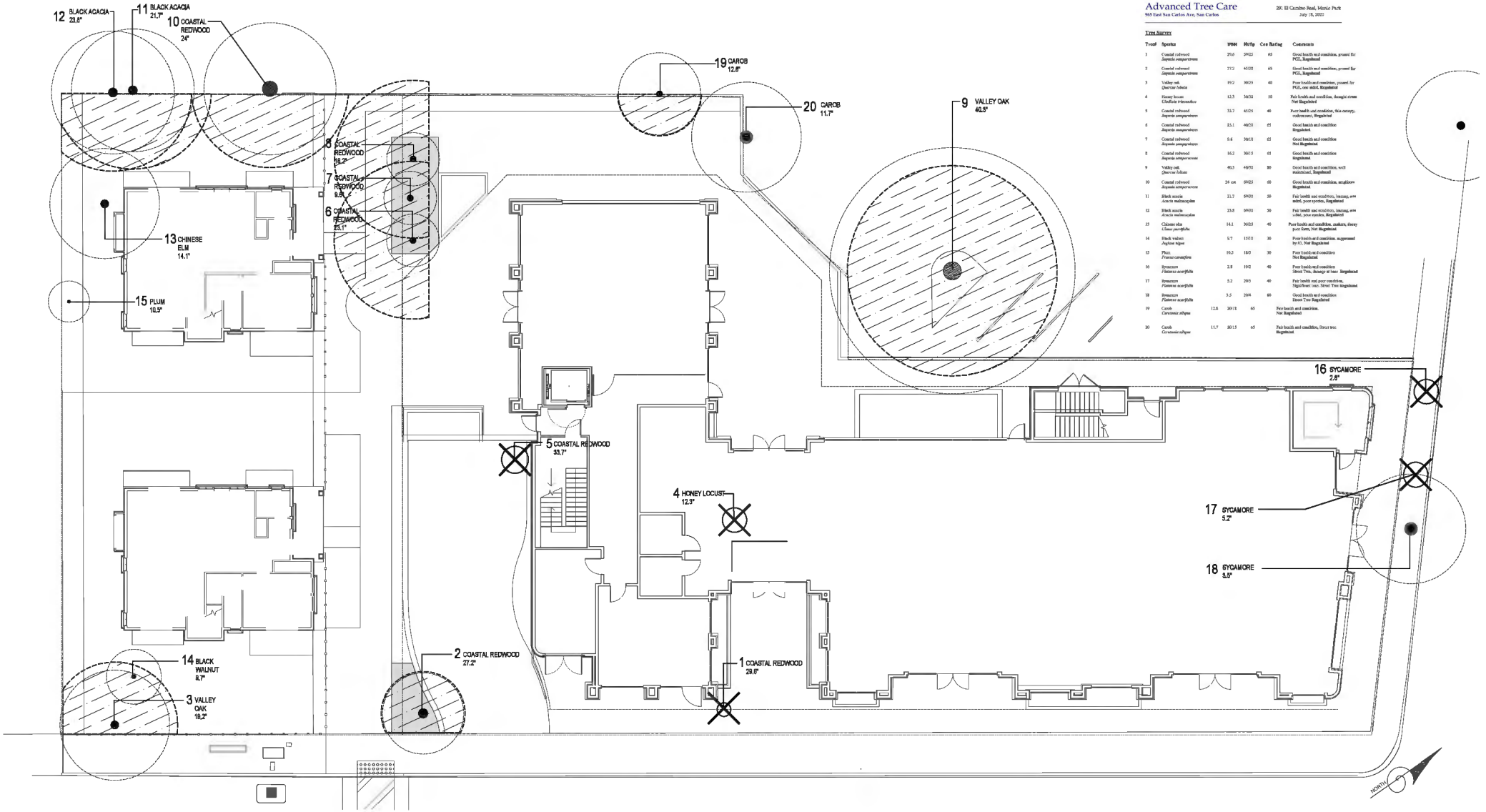
sr@zaclandscape.com



Advanced Tree Care
965 East San Carlos Ave, San Carlos

201 El Camino Real, Menlo Park
July 18, 2020

Tree Survey

Tree#	Species		DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood *Sequoia sempervirens*		29.6	50/25	60	Good health and condition, pruned for PGE, Regulated
2	Coastal redwood *Sequoia sempervirens*		27.2	45/20	65	Good health and condition, pruned for PGE, Regulated
3	Valley oak *Quercus lobata*		19.2	30/25	40	Poor health and condition, pruned for PGE, one sided, Regulated
4	Honey locust *Gleditsia triacanthos*		12.3	30/30	50	Fair health and condition, drought stress Not Regulated
5	Coastal redwood *Sequoia sempervirens*		33.7	45/25	40	Poor health and condition, thin canopy, codominant, Regulated
6	Coastal redwood *Sequoia sempervirens*		23.1	40/20	65	Good health and condition Regulated
7	Coastal redwood *Sequoia sempervirens*		9.8	30/10	65	Good health and condition Not Regulated
8	Coastal redwood *Sequoia sempervirens*		18.2	30/15	65	Good health and condition Regulated
9	Valley oak *Quercus lobata*		40.5	40/50	80	Good health and condition, well maintained, Regulated
10	Coastal redwood *Sequoia sempervirens*		24 est	60/25	60	Good health and condition, neighbors Regulated
11	Black acacia *Acacia melanoxylon*		21.7	60/20	50	Fair health and condition, leaning, one sided, poor species, Regulated
12	Black acacia *Acacia melanoxylon*		23.6	60/30	50	Fair health and condition, leaning, one sided, poor species, Regulated
13	Chinese elm *Ulmus parvifolia*		14.1	30/25	40	Poor health and condition, cankers, decay pest form, Not Regulated
14	Black walnut *Juglans nigra*		9.7	15/10	30	Poor health and condition, suppressed by #3, Not Regulated
15	Plum *Prunus cerasifera*		10.5	18/5	30	Poor health and condition Not Regulated
16	Sycamore *Platanus acerifolia*		2.8	10/2	40	Poor health and condition Street Tree, damage at base Regulated
17	Sycamore *Platanus acerifolia*		5.2	20/5	40	Fair health and poor condition, Significant inac. Street Tree Regulated
18	Sycamore *Platanus acerifolia*		3.5	20/4	60	Good health and condition Street Tree Regulated
19	Carob *Ceratonia siliqua*	12.8	30/18	65		Fair health and condition. Not Regulated
20	Carob *Ceratonia siliqua*	11.7	30/15	65		Fair health and condition, Street tree Regulated

LE□END

TRUNK WRAP PROTECTION

3 VALLEY OAK 18.2" — EXISTIN□ TREE TO REMAIN
TREE NUMBER AND CALIPER SIZE
TREE PROTECTION FENCE

6 COASTAL REDWOOD 23.1" — EXISTIN□ TREE TO BE REMOVED
TREE NUMBER AND CALIPER SIZE

PLANTIN□ AT REDWOOD TREES
-HIGH WATER USE

SCALE□1□8"□1□0"
0□ 4□ 8□ 16□

NOTES

1. SEE ARBORIST REPORT, by ADVANCED TREE CARE SHEETS T2 □ T3

DATE		SHEET TITLE	SHEET NUMBER
07-28-2020	201 EL CAMINO REAL MENLO PARK, CALIFORNIA 94025	TREE DISPOSITION PLAN	T1

Advanced Tree Care
Certified Arborist WE 1930a
P.O. BOX 5326
Redwood City, California 94063

ZAC Landscape Architects, Inc.
140 Keller Street
Petaluma, California 94952
(707) 696-2967
www.zaclandscape.com
ac@zaclandscape.com

Hu Huntwo LLC
86 Michaels Way
Atherton, CA 94027

Site: 201 El Camino Real, Menlo Park

Dear Hu,

At your request I visited the above site for the purpose of inspecting and commenting on the Regulated trees around the property. A development is planned, prompting the need for this tree protection report.

Method:
Menlo Park requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 6 inches. The location of the trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction. There is an Addenda at the end of the report for specific details required through planning and construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood *Sequoia sempervirens*	29.6	[illegible]	65	Good health and condition, pruned for PGE. Regulated
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3	Valley oak *Quercus lobata*	19.2	[illegible]	40	Poor health and condition, pruned for PGE, one sided, Regulated
4	Honey locust *Gleditsia triacanthos*	12.3	[illegible]	50	Fair health and condition, drought stress Not Regulated
5	Coastal redwood *Sequoia sempervirens*	33.7	45/25	40	Poor health and condition, thin canopy, codominant, Regulated
6	Coastal redwood *Sequoia sempervirens*	23.1	40/20	65	Good health and condition Regulated
7	Coastal redwood *Sequoia sempervirens*	9.6	30/10	65	Good health and condition Not Regulated
8	Coastal redwood *Sequoia sempervirens*	16.2	30/15	65	Good health and condition Regulated
9	Valley oak *Quercus lobata*	40.3	40/50	80	Good health and condition, well maintained, Regulated
10	Coastal redwood *Sequoia sempervirens*	24 est	60/25	60	Good health and condition, neighbors Regulated
11	Black acacia *Acacia melanoxylon*	21.7	60/30	50	Fair health and condition, leaning, one sided, poor species, Regulated
12	Black acacia *Acacia melanoxylon*	23.8	60/30	50	Fair health and condition, leaning, one sided, poor species, Regulated
13	Chinese elm *Ulmus parvifolia*	14.1	30/25	40	Poor health and condition, cankers, decay poor form. Not Regulated
14	Black walnut *Juglans nigra*	9.7	15/10	30	Poor health and condition, suppressed by #5, Not Regulated
15	Plum *Prunus cerasifera*	10.5	18/5	30	Poor health and condition Not Regulated
16	Sycamore *Platanus acerifolia*	2.8	[illegible]	40	Poor health and condition Street Tree, damage at base. Regulated
17	Sycamore *Platanus acerifolia*	5.2	20/5	40	Fair health and poor condition, Significant lean. Street Tree Regulated
18	Sycamore *Platanus acerifolia*	3.5	20/4	60	Good health and condition Street Tree Regulated

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Carob *Ceratonia siliqua*	12.8	20/18	65	Fair health and condition, Not Regulated
20	Carob *Ceratonia siliqua*	11.7	10/15	65	Fair health and condition, Street tree Regulated

Summary:
[illegible]

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on $1^1/_2$ or 2 posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 2: TPZ should be at 8 feet from the trunk closing on the sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]

Tree # 3: TPZ should be at 12 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

Tree #s 6, 8, 10, 11 and 12: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6] The tree protection for Tree #s 6 and 8 can be reduced to accommodate excavation for the parking garage but should be no closer than 3 feet from the trunk.

Tree #s 9: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6] . This can be reduced to no less than 15 feet to accommodate the excavation of the parking garage.

Tree # 19: TPZ should be at 8 feet from the trunk closing on the fence in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]

Tree #s 18 and 20: The trunks should be wrapped with 4 layers of orange snow fencing and 2 inch thick wooden slats to a height of 10 feet above finished grade with Type III Tree Protection as outlined and illustrated in image 2.15-4 [6]

IMAGE 2.15-1
Tree Protection Fence at the Dripline

IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

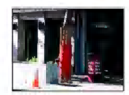


IMAGE 2.15-4
Trunk Wrap Protection

• **Type III Tree Protection**
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (see *Image 2.15-4*)

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4 in diameter shall be removed.

3. All trees should be deep root fertilized prior to construction. Supplemental irrigation may be required during the period of construction.

4. Any excavation in ground where there is a potential to damage roots of 1 or more indiameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.[2]

5. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.[2]

6. **Do Not**:[4]
   a. Allow run off or spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
   c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
   d. Allow fires under any adjacent trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain or rope to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.

7. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.[4]

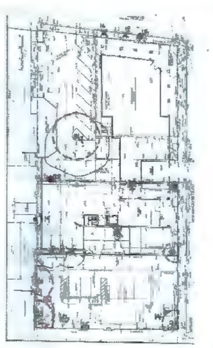
8. Route pipes into alternate locations to avoid conflict with roots.[4]

9. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering feeder roots.[4]

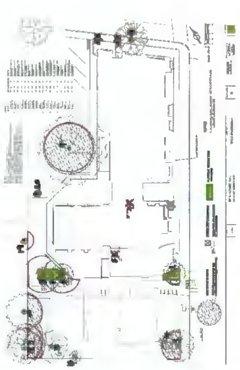
10. Compaction of the soil within the dripline shall be kept to a minimum.[2]

11. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

12. Ensure upon completion of the project that the original ground level is restored



Location of existing buildings and parking area, protected trees and their Tree Protection Zones



Location of proposed construction, protected trees and their Tree Protection Zones

Glossary

Canopy	The part of the crown composed of leaves and small twigs.[2]
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow.[1]
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin[1]
Dripline	The width of the crown as measured by the lateral extent of the foliage.[1]
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture,1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines, Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance[1]

I, Robert Weatherill certify:

* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed

Robert Weatherill
Certified Arborist WE 1936a
Date: 7/18/20

[illegible]

DATE		SHEET TITLE	SHEET NUMBER		
07-27-2020	201 EL CAMINO REAL MENLO PARK, CALIFORNIA 94025	ARBORIST REPORT TREE PROTECTION SPECIFICATIONS	T2	Advanced Tree Care Certified Arborist WE 1936a P.O. BOX 5326 Redwood City, California 94063	ZAC Landscape Architects, Inc. 145 Keller Street Petaluma, California 94952 (707) 696-2967 www.zaclandscape.com sr@zaclandscape.com

Addenda

Specific Construction Impacts on Tree #s 2, 3, 6, 8 and 9

Coast redwood #2

TPZ should be at 8 feet from the trunk closing on the sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. This can be free standing, temporary fencing whilst the asphalt and driveway is intact. Demolition of existing brickwork pillars, curbs and asphalt should be done by hand within the TPZ. When complete, the fencing should be moved to its permanent location on posts driven into the ground for the duration of construction. No roots greater than 2 inches in diameter shall be cut.

Excavation for the ramp down to the garage and its retaining wall within the TPZ should be done by hand or machine carefully reaching into the TPZ. If roots are encountered greater than 2 inches in diameter, they should be left intact and inspected by the Site Arborist. Roots should be worked around where possible.

The joint trench to convert existing overhead electric, telephone and CATV will be located in the sidewalk of Cambridge Ave. This should be hand dug. Excavation of the first 2 feet depth of the trench within the TPZ of Tree #2 should be done by hand (marked in blue on drawing). No roots greater than 2 inches in diameter should be cut.

Redwoods are quite tolerant to construction impacts but as a precaution to ensure that the health and vigor of the tree is maintained during construction, the tree should be deep root fertilized prior to construction. Supplemental irrigation should be applied between the months of May and August, twice a month during construction to ensure the health and vigor of the tree is maintained during construction.

The landscape around Tree #2 should be moderate to high water use. No plantings or irrigation within 5 feet of the trunk of the tree.

Valley oak #3

TPZ should be at 12 feet from the trunk closing on the sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. This can be free standing, temporary fencing whilst the driveway is intact. Demolition of existing driveway, walls, curbs and asphalt should be done by hand within the TPZ. When complete, the fencing should be moved to its permanent location on posts driven into the ground for the duration of construction. No roots greater than 2 inches in diameter shall be cut.

The joint trench to convert existing overhead electric, telephone and CATV will be located in the sidewalk of Cambridge Ave. Excavation of the first 2 feet depth of the trench within the TPZ of Tree #3 should be done by hand (marked in blue on drawing). No roots greater than 2 inches in diameter should be cut.

A new water line and sewer will pass through the TPZ of this tree. Excavation of the first 2 feet depth of the trench within the TPZ of Tree #3 should be done by hand (marked in blue on drawing). No roots greater than 2 inches in diameter should be cut.

Coast redwood #s 6 and 8

TPZs should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. This can be free standing, temporary fencing whilst the asphalt and driveway is intact. Demolition of existing asphalt should be done by hand within the TPZs.

When complete, the fencing should be moved to its permanent location on posts driven into the ground for the duration of construction. No roots greater than 2 inches in diameter shall be cut.

Excavation for the garage and its retaining wall within the TPZs will be minimized using shoring techniques, this will ensure that there is no unnecessary over-dig. The first 3 feet in depth of the excavation within the TPZ should be done by hand to determine what roots may be impacted. All roots should be retained and inspected by the Site Arborist. **No roots greater than 2 inches in diameter should be damaged or cut without Arborist Supervision.**

Redwoods are quite tolerant to construction impacts but as a precaution to ensure that the health and vigor of the tree is maintained during construction, the tree should be deep root fertilized prior to construction. Supplemental irrigation should be applied between the months of May and August, twice a month during construction to ensure the health and vigor of the tree is maintained during construction.

A storm drain is proposed between Tree #s 6 and 8. There will be a high density of important roots within this area, consequently this drain shored be bored beneath the trees no less than 3 feet below the surface.

The landscape around Tree #s 6 and 8 should be moderate to high water use. No plantings or irrigation within 5 feet of the trunk of the tree.

Valley oak #9

TPZ should be at 20 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. This can be reduced to no less than 15 feet to accommodate the excavation of the parking garage. This can be free standing, temporary fencing whilst the existing parking lot is intact. Demolition of existing parking lot should be done by machine reaching into the TPZ. After removal of the asphalt, no machinery should track through the TPZ unless the root zone is protected with steel plates or plywood laid on 4 inches of wood chips. When demolition is complete, the fencing should be moved to its permanent location on posts driven into the ground for the duration of construction. No roots greater than 2 inches in diameter shall be cut.

Currently, the existing parking lot is constructed with asphalt. The future parking lot will also be asphalt. The new finished level of the asphalt must slope away from the tree. There should be no standing water along the curb line by the tree. There should be minimum preparation necessary for the new asphalt as compaction of existing substrates has already been achieved. Preparation for parking lot construction should be kept to a minimum if possible. The TPZ fencing will have to be removed when preparing the parking lot. After removal of the fencing, the trunk should be wrapped with 4 layers of orange snow fencing and 2 inch thick wooden slats to a height of 10 feet above finished grade as outlined below, Type III Tree Protection.

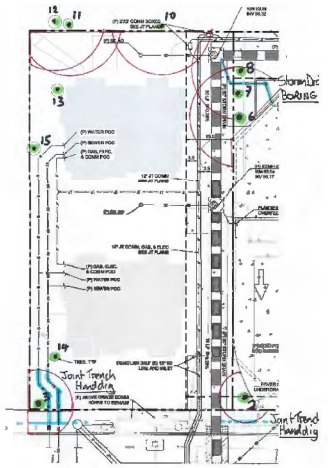
IMAGE 2.15-4
Trunk Wrap Protection

• Type III Tree Protection
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist. (*see Image 2.15-4*)

A new curb line will be constructed around the base of the tree. This should be no closer than 2 feet from the trunk of the tree. The excavation for the foundation of the curb should be done by hand, no roots greater than 2 inches should be cut. After installation of the curb, a root crown excavation should be performed by an arborist. Once the root crown has been exposed, this area should be covered with a 2 inch layer of mulch. There should be no plantings or irrigation within 5 feet of the trunk of the tree.

Construction of the bio treatment area and permeable pavers within the TPZ should be done by hand. No roots greater than 2 in diameter shall be cut.

Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4 in diameter shall be removed. From a visual inspection, it appears that no more than 10% of the canopy will need to be pruned to accommodate the new construction.



Locations of hand dig and boring for storm drains and utilities

Further Specific Construction Impacts on Tree # 2

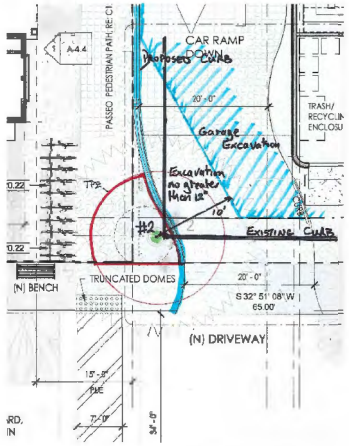
Coast redwood #2

Please refer to drawing and photographs overleaf.

It can be seen from the drawing and attached photograph that the existing curb line is very close to Tree # 2. This curb will be removed and replaced with a new curb which is shown in white on the photograph and blue on the drawing. Excavation for the garage will not be any closer than 10 feet from the trunk of the tree. Excavation between the proposed new curb and edge of excavation for the garage will not exceed 12 inches in depth and all precautions protecting roots greater than 2 in diameter will be adhered to. The excavation of the proposed entry into the garage from the street to the edge of garage dig will not exceed 12 in depth and will be replaced with porous paving material.

Proposed new curb and edge of garage excavation close to Tree # 2

Proposed new curb and edge of garage excavation close to Tree # 2



Proposed new curb and garage excavation close to Tree # 2

Site Monitoring Activities

There will be monthly site visits for the duration of the project to ensure tree protection is all in place and to monitor the health and condition of the trees during construction. Monthly reports will be submitted to dmecklund@menlopark.org.

The following specific activities should be monitored by the Site Arborist:

Set up of initial Tree Protection Fencing prior to demolition

Pruning of Tree # 9 for construction clearances

Adjustment of Tree Protection Fencing for excavation and construction

Excavation of ramp and retaining wall close to Tree # 2

Excavation of Joint Utilities Trench close to Tree #s 2 and 3

Excavation and shoring within the TPZs of Tree #s 6 and 8

Excavation for storm drain boring beneath Tree #s 6 and 8

Root crown excavation of Tree # 9

DATE		SHEET TITLE	SHEET NUMBER		
07-28-2020	201 EL CAMINO REAL MENLO PARK, CALIFORNIA 94025	TREE PROTECTION SPECIFICATIONS	T3	Advanced Tree Care Certified Arborist WE 1928a P.O. BOX 5326 Redwood City, California 94063	ZAC Landscape Architects, Inc. 140 Keller Street Petaluma, California 94952 (707) 696-2967 www.zaclandscape.com sr@zaclandscape.com